

**CITY OF SARATOGA SPRINGS
CITY COUNCIL MEETING**

Tuesday, June 16, 2015

Meeting held at the City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

AMENDED CITY COUNCIL AGENDA

Councilmembers may participate in this meeting electronically via video or telephonic conferencing.

PLEASE NOTE: THE ORDER OF THE FOLLOWING ITEMS MAY BE SUBJECT TO CHANGE WITH THE ORDER OF THE MAYOR.

Commencing at 7:00 p.m.

- Call to Order.
- Roll Call.
- Invocation / Reverence.
- Pledge of Allegiance.
- Public Input - Time has been set aside for the public to express ideas, concerns, and comments. Please limit repetitive comments.
- Awards and Recognitions. (Recognizing members of the Library Board)

POLICY ITEMS: (All items are scheduled for consideration and approval unless otherwise noted)

1. ACTION ITEMS:

- a. Consideration and Approval of the Appointment of City of Saratoga Springs Library Board Members.
 - i. Resolution R15-24 (6-16-15): A resolution appointing Kevin McMillan, Ryan Bankhead, Janae Wahnshaffe, to the Library Board and establishing an effective date.

2. CONSENT ITEMS: (Consent items are those which have been discussed previously in a public meeting or may not require further discussion due to the simplicity of the item)

- a. Consideration and Possible Approval of the Final Plat for Jordan View Landing located at 400 West and Crossroads, Ivory Homes, applicant.
 - i. Resolution 15-26 (6-16-15): Addendum to resolution of the City of Saratoga Springs pertaining to the City Street Lighting Special Improvement District to include additional subdivision lots. (Jordan View Landing)
- b. Adoption of Resolution R15-27 (6-16-15): Establishing the Certified Tax Rate at a no tax rate increase.
- c. Minutes:
 - i. June 2, 2015.

3. PUBLIC HEARING ITEMS:

- a. Public Hearing: Budget Amendments for Fiscal Year 2014-2015.
 - i. Resolution R15-28 (6-16-15): A resolution amending the City of Saratoga Springs Budget for Fiscal Year 2014-2015 and establishing an effective date.
- b. Public Hearing: Rezone, General Plan Amendment and Concept Plan for Cahill Chapel located at 163 West Ring Road, LDS Church, applicant.
 - i. Ordinance 15-20 (6-16-15): An Ordinance of the City of Saratoga Springs, Utah, adopting amendments to the City of Saratoga Springs' Official Zoning Map and Land Use Map of the General Plan for certain real property totaling 5.17 acres located at approximately 163 West Ring Road; instructing the City staff to amend the City Zoning Map and Land Use Map of the General Plan; and establishing an effective date.
- c. Public Hearing: Amendments to Legacy Farms Community Plan located at 400 South Redwood Road, DR Horton, applicant.

4. REPORTS:

- a. Mayor.
- b. City Council
- c. Administration communication with Council
- d. Staff updates; inquires, applications and approvals

5. REPORTS OF ACTION.

6. Motion to enter into closed session for the purchase, exchange, or lease of property, pending or reasonably imminent litigation, the character, professional competence, or the physical or mental health of an individual.

7. Adjournment.

Notice to those in attendance:

- Please be respectful to others and refrain from disruptions during the meeting.
- Please refrain from conversing with others in the audience as the microphones are sensitive and can pick up whispers in the back of the room.
- Keep comments constructive and not disruptive.
- Avoid verbal approval or dissatisfaction of the ongoing discussion (e.g., applauding or booing).
- Please silence all cell phones, tablets, beepers, pagers, or other noise making devices.
- Refrain from congregating near the doors to talk as it can be noisy and disruptive.

Individuals needing special accommodations under the Americans with Disabilities Act (including auxiliary communicative aids and services) during this meeting please notify the City Recorder at 766-9793 at least three day prior to the meeting.

City Council Staff Report

Author: Melissa Grygla, Library Director
Subject: Library Board Members
Date: June 1, 2015
Type of Item: Resolution



Summary Recommendations: The City Council should appoint Kevin McMillan, Ryan Bankhead and Janae Wahnschaffe to fill positions on the Library Board which will become vacant on July 1, 2015.

Description:

A. Topic: Library Board Members Appointment

B. Background: Larry Whiting, Annie Woodhouse and Chris Porter's terms on the Library Board will be ending on June 30, 2015. Kevin McMillan, Ryan Bankhead, and Janae Wahnschaffe have been nominated by the library board to fill the empty seats. Their terms would expire on June 30, 2018.

C. Analysis:

Kevin McMillan is a resident of Saratoga Springs and has expressed interest in helping on the Library Board. In the past, he has served on the City's Finance Committee, and will bring his work experience to the board to recommend improvements.

Ryan Bankhead has background in business administration, with specialization in leadership training. With this background, he will be an asset to the library board as their current Chair and Vice-Chair's terms expire.

Janae Wahnschaffe is employed as a Librarian at the BYU Library. During the Eagle Mountain Public Library formative years she served on the Library Board and, eventually, as a staff member.

I believe that to help the Library Board maintain the quorum necessary to hold meetings and vote, it would be prudent to appoint the specified individuals to the Library Board.

D. Department Review: City Manager, Library

Alternatives:

A. Approve the Request: Staff recommends that the City Council approve the appointment of Kevin McMillan, Ryan Bankhead, and Janae Wahnschaffe to a terms ending June 30, 2018.

B. Deny the Request: The City Council could deny the request and not approve the appointment of these board members. The existing library board members would then have to locate, recommend, and evaluate other possible candidates who would like to fill the positions.

C. Continue the Item: The City Council could continue the request until a later date and time. The result being that the Library Board would not always have a sufficient number of members present to complete the necessary quorum.

Recommendation: Staff recommends the approval of the attached Resolution.

RESOLUTION NO. R15-24 (6-16-15)

**A RESOLUTION APPOINTING A MEMBER
TO THE LIBRARY ADVISORY BOARD AND
ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, the Governing Body of the City of Saratoga Springs has established a Library Advisory Board;

NOW, THEREFORE BE IT RESOLVED by the Governing Body of the City of Saratoga Springs that the following person is hereby appointed to the library board committee as outlined herein:

<u>Board Member</u>	<u>Term</u>
Ryan Bankhead	June 30, 2018
Kevin McMillan	June 30, 2018
Janae Wahnschaffe	June 30, 2018

This resolution shall become effective immediately upon its passage.

APPROVED this 16th day of June, 2015 by the Governing Body of the City of Saratoga Springs.

Mayor, Jim Miller

Lori Yates, City Recorder



**Phase 1 Final Plat
Jordan View Landing (aka Riverside Heights and Sunset Acres)
Tuesday, June 16, 2015
Discussion, Possible Action**

Report Date:	Tuesday, June 9, 2015
Applicant:	Ivory Development, LLC
Owner:	Ivory Development, LLC
Location:	Crossroad Blvd and 400 East
Major Street Access:	Crossroad Blvd
Parcel Number(s) & Size:	58:032:0102, 4.0004 acres 58:032:0100, 0.928 acres 58:032:0101, 4.754 acres TOTAL: 9.6824 acres
General Plan Designation:	Medium Density Residential
Parcel Zoning:	R-10
Adjacent Zoning:	R-6, R-14, A
Current Use of Parcel:	Vacant, Ag
Adjacent Uses:	Residential, Vacant, Ag
Previous Meetings:	Concept: PC April 24 and August 14, 2014 CC June 3 and September 2, 2014
Previous Approvals:	Rezone approved 2007 Concept plan approved 2007 Preliminary Plat and Site Plan approved by CC 2/17/2015
Land Use Authority:	City Council
Future Routing:	Remaining Final Plats
Type of Action:	Administrative
Author:	Kimber Gabryszak, Planning Director

A. Executive Summary:

The applicant, Ivory Homes, is requesting Final Plat approval for Jordan View Landing Phase 1, containing the first 32 units on 4.15 acres of a 91-unit townhome development on 9.69 acres north of Crossroad Blvd. and west of 400 East.

Recommendation:

Staff recommends that the City Council review the application and choose from the options in Section G of this report. Options include approval, continuance, or denial of the final plat.

B. Background & Request:

The property is zoned R-10, which includes multi-family development as a permitted use. A rezone from A to R-10 was submitted in 2006, and was approved by the City Council in 2007. The concept plan that accompanied the rezone was also approved in 2007, showing 91 units. A preliminary plan for 91 units was then submitted in January 2008, but no action was taken on the application.

The applicants submitted a revised concept plan for 97 units in February of 2014, and a concept plan showing additional revisions in May of 2014 in response to Commission and Staff feedback.

Based on feedback received from the Planning Commission and City Council in April 2014 June 2014 the applicants submitted a revised concept plan for 91 units, for a density of approximately 9.5 units per acre. The Planning Commission and City Council reviewed this 91-unit concept plan in August and September 2014, and favorable comments were given along with additional informal feedback. Minutes from those meetings are attached.

The Planning Commission held a public hearing on December 11, 2014, and forwarded a positive recommendation to the City Council with conditions. The applicants revised the architecture and colors in accordance with the Commission’s direction, and the City Council approved the Preliminary Plat and Site Plan on February 17, 2015.

C. Process:

The Final Plat process is outlined in Section 19.12.03.3 of the Code, and includes review and action by the City Council. No public hearing is required.

D. Community Review:

Public hearings were held during the preliminary plat and site plan process. No additional public hearing is required for a Final Plat.

E. General Plan:

Land Use Designation: The property is identified as “Medium Density Residential” on the General Plan Land Use map. The site plan and preliminary plat were reviewed and found to be consistent with the General Plan. The proposed Final Plat is consistent with the approved preliminary plat and site plan.

F. Code Criteria:

- 19.04, Land Use Zones
 - Zone – R-10
 - Use – complies
 - multi-family, permitted
 - Density – complies
 - max 10/ac, proposing 9.39 units/acre

- Setbacks – complies
 - 20’ front corner, 25’ front interior
 - 10’ side, interior
 - 15’ side, street
 - 20’ rear
 - Lot width, size, coverage – complies
 - Minimum lot width of 50’ and lot size of 5000 sq.ft. per building (not per unit)
 - Less than maximum of 50% lot coverage (25%)
 - Dwelling/Building size – complies
 - Exceeds minimum of 1000 sq.ft.
 - Height
 - Meets maximum of 35’
 - Open Space / Landscaping – Complies
 - 20% required; ~31% provided
 - Sensitive Lands – Complies (none present)
 - Trash – addressed with each unit
- 19.06, Landscaping and Fencing
 - Landscaping Plan – provided and complies with planting and number requirements.
 - Planting Standards & Design – complies.
 - Amount – complies.
 - Fencing & Screening – complies. The Planning Commission required semi-private fencing along 400 East as well, which is proposed.
 - 19.09, Off Street Parking
 - Minimum Requirements – complies
 - Requirement:
 - 2 stalls per unit (64 stalls)
 - 0.25 guest per unit (8)
 - Total required: 72
 - Provided:
 - Garage spaces: 64
 - Driveway spaces: 64
 - Additional guest spaces: 11
 - Total: 139
 - 19.12, Subdivisions
 - Block length, lot size, frontages, second access: complies
 - Connectivity: staff recommended and the Planning Commission required an easement for future connectivity in the southwest corner of the property. Not included in this phase and will be reviewed when the appropriate final plat phase is submitted.

- 19.27, Addressing
 - Duplicates, numbering, designations – complies

The City Engineer also conducted a thorough review, and the comments and requirements from the Engineering department are attached as Exhibit 1.

Urban Design Committee

The UDC reviewed the concept plan, provided feedback on the original layout that helped lead to the reconfiguration, and also requested additional information on materials and colors. The applicants have provided materials boards, updated elevations, and accurate drawings for the development, and the UDC has reviewed the updated site plan and architecture. The UDC has expressed full support of the revised architecture.

G. Recommendation and Alternatives:

Staff recommends that the City Council review the Jordan View Landing Final Plat application and choose from the options below.

Option 1: Approval

“I move to **approve** the Jordan View Landing Phase 1 Final Plat as located in Exhibit 2 and detailed in Exhibit 5, with the Findings and Conditions in the staff report:”

Findings:

1. The application complies with the criteria in the Land Development Code as articulated in Section F of the staff report, which Section is incorporated herein by reference.
2. The application is consistent with the General Plan as articulated in Section E of the Staff report, which Section is incorporated herein by reference.

Conditions:

1. All requirements of the Preliminary Plat shall be met.
 2. All requirements of the City Engineer, as outlined in but not limited to the City Engineer’s report in Exhibit 1, shall be met.
 3. All requirements of the Fire Chief shall be met.
 4. Any other conditions or modifications added by the Council:
-

Option 2 – Continuance

The Council may instead choose to continue the application.

“I move to **continue** the Jordan View Landing Phase 1 Final Plat to the Council meeting on [DATE], with the following direction to Staff and the applicant on information or changes needed to render a decision:

Option 3 – Denial

The Council may also choose to deny the application.

“I move to **deny** the Jordan View Landing Phase 1 Final Plat as located in Exhibit 2 and detailed in Exhibit 5, with the Findings below.

Findings:

1. The application does not comply with the following criteria in the Land Development Code, as articulated by the Council: _____.
2. The application is not consistent with the General Plan, as articulated by the Council: _____.

I. Exhibits:

- | | |
|-------------------------------------|---------------|
| 1. City Engineer’s Report | (pages 6-7) |
| 2. Location & Zone Map | (page 8) |
| 3. Aerial | (page 9) |
| 4. Concept Plan – July 2014 | (pages 10-12) |
| 5. Preliminary Plat – February 2015 | (pages 13-15) |
| 6. Final Plat | (pages 14-21) |

**City Council
Staff Report**

Author: Jeremy D. Lapin, City Engineer
Subject: Jordan View Landing – Phase 1
Date: June 16, 2015
Type of Item: Final Plat Approval



**Exhibit 1
Engineer's Report &
Conditions**

Description:

A. Topic: The Applicant has submitted a preliminary plat application. Staff has reviewed the submittal and provides the following recommendations.

B. Background:

Applicant: Ivory Development, LLC
Request: Final Plat Approval
Location: Approximately 1550 N. and 400 E.
Acreage: 4.15 acres – 32 Units

C. Recommendation: Staff recommends the approval of preliminary plat subject to the following conditions:

D. Conditions:

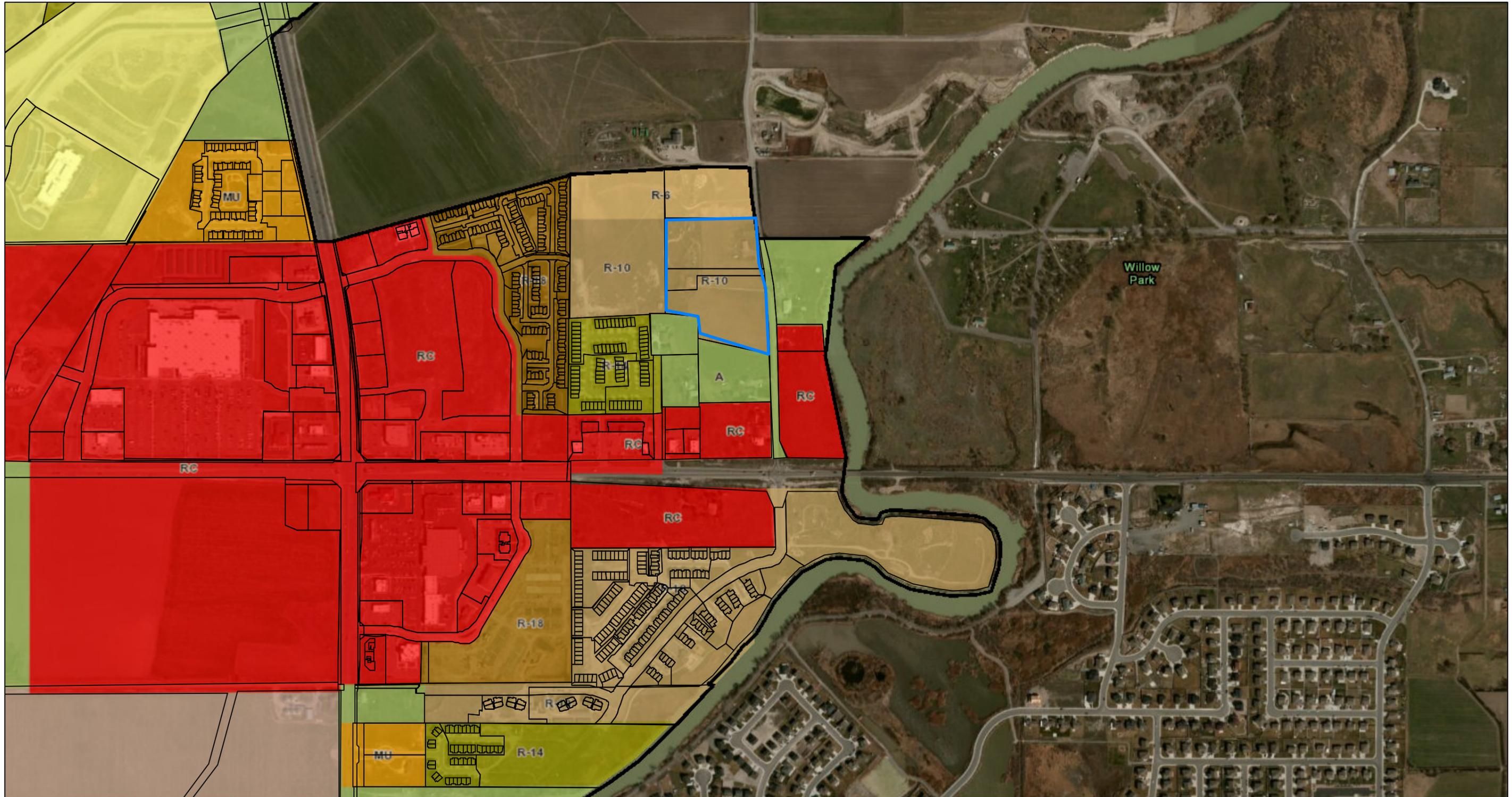
- A. Developer shall bury and/or relocate any power lines or other utilities that are within and adjacent to the project.
- B. All roads shall be designed and constructed to City standards and shall incorporate all geotechnical recommendations as per the applicable soils report.
- C. Developer shall provide a finished grading plan for all roads and lots and shall stabilize and reseed all disturbed areas.
- D. Developer shall prepare and submit easements for all improvements not located in the public right-of-way. Developer shall record easements for all offsite utilities, grading and encroachments prior to commencing construction.
- E. Final plats and plans shall include an Erosion Control Plan that complies with all City, UPDES and NPDES storm water pollution prevention requirements. Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre for all developed property) and shall identify an acceptable location for storm water detention. All storm water must be cleaned as per City standards to remove 80% of Total Suspended Solids and all hydrocarbons and floatables.
- F. Developer shall relocate or abandon existing irrigation system within the project boundary. Existing easements shall be vacated and new easements provided for any relocation of private irrigation system. The abandonment of a system will require written approval of the ditch master and all downstream users.
- G. Developer shall provide a cross access easement for the adjacent property to the south between units 146 and 147 to facilitate a future connection between the properties. Easement shall allow the installation and maintenance of improvements and the right of access.
- H. Developer shall improve and dedicate 400 East along the frontage of the project as well as any

additional areas necessary for the completion of the roadway per City and AASHTO standards. The east existing edge of asphalt shall be maintained and smooth transitions provided for any grade changes back to existing driveways.

- I. Developer shall ensure that any existing wells and/or septic systems on site are removed or are abandoned in compliance with all local and state rules and regulations.
- J. Developer shall provide a complete road design for 400 East to ensure future vertical and horizontal curves can be met. This design shall be from Crossroads Boulevard to the northern most end of the proposed development. Portions of 400 East may need to be reconstructed between Crossroads Blvd. and the northern end of the proposed development if they do not currently meet City standards.
- K. The existing slopes/berms adjacent to Crossroads Blvd shall be modified or removed to be compliant with all City, UDOT, and AASHTO standards for sight distance requirements.
- L. Sewer and storm drain will need to be connected to the existing system in Crossroads Blvd. The Storm Drain outfall line shall be extended to Jordan River and an outlet structure provided to prevent erosion
- M. The Developer shall connect to and extend Alhambra Drive to 400 East with this phase. The Culinary and secondary water lines shall be installed with and connect to the exiting mains in Alhambra Drive. Alhambra shall be constructed as a City standard local road (56' ROW) and dedicated for public use to the City.
- N. Developer shall provide a geotechnical and soils report that provides a proposed design for the large fill required on the property, design must be reviewed and approved by the City Engineer. All fills within the ROW and under buildings shall be Granular Borrow per City Specifications and shall be compacted to 95% MDD.
- O. ROW cross sections for private roads shall meet public road standards. This includes a ROW width of 40' and centerline curves that have a minimum radius of 200 feet.
- P. Easements shall be provided by deed and referenced on the plat by entry number for water, irrigation, storm drain, and/or sewer that for installations outside the plat boundary that are to be constructed with phase 1.
- Q. Any retaining walls 4-ft or taller plus shall have an engineered structural calculations and obtain a building permit.
- R. Developer shall provide a photometric plan and ensure all parking areas and open spaces comply with the City's Engineering Standards and specifications for outdoor lighting.
- S. Developer or their contractor shall submit and receive approval on traffic control plan prior to commenting any work in 400 E. Access to existing homes must be maintained throughout the project.
- T. At the Intersection of 400 East and Crossroads Boulevard, Developer shall provide a left turn lane on Crossroads Boulevard for eastbound traffic turning north onto 400 East and a right turn lane on 400 East for southbound traffic turning west on to Crossroads Boulevard.

Zoning & Planning

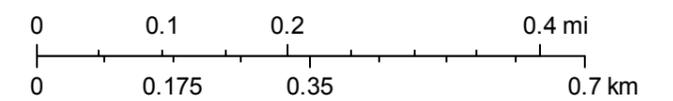
Exhibit 2
Location / Zone



April 16, 2014

1:9,028

- | | | |
|-------------------------------|-----------------------------------|--------------------------|
| City Parcels | R-3 - Low Density Residential | MU - Mixed Use |
| City Boundary | R-6 - Medium Density Residential | PC - Planned Community |
| A - Agricultural | R-10 - Medium Density Residential | RC - Regional Commercial |
| RA-5 | R-14 - High Density Residential | OW - Office Warehouse |
| RR - Rural Residential | R-18 - High Density Residential | |
| R-2 - Low Density Residential | NC - Neighborhood Commercial | |



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Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Zoning & Planning

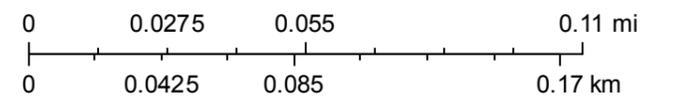
Exhibit 3
Aerial



April 16, 2014

 City Parcels

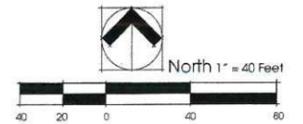
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Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX,
Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User
Community



- SPORT COURT
- 6 ft. MASONRY WALL
- TOT LOT
- PAVILION



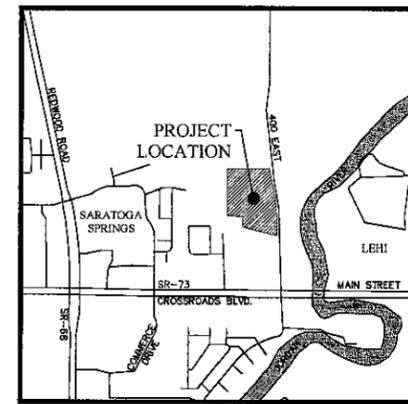
17 JULY 2014
Concept Plan

SUNSET ACRES

Saratoga Springs, Utah

IVORY DEVELOPMENT , 978 WOOD OAK LANE , SALT LAKE CITY, UTAH


R. MICHAEL KELLY
CONSULTANTS
LAND PLANNING • LANDSCAPE ARCHITECTURE
P.O. Box 469, Millville, UT 84326 435.753.2955



VICINITY MAP
N.T.S.

CONCEPT BOUNDARY DESCRIPTION

A portion of that Real Property described in Deed Book 810 Page 387 of the Official Records of Utah County located in the SE1/4 of Section 11 & the NE1/4 of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Saratoga Springs, Utah, more particularly described as follows:
Beginning at the southeast corner of that Real Property described in Deed Book 2008 Page 80 of the Official Records of Utah County located S89°51'44"W along the Section line 216.35 feet and N0°08'16"W 121.48 feet from the Northeast Corner of Section 14, T5S, R1W, S.L.B. & M.; thence along the boundary of said Deed Book 810 Page 387 the following 7 (seven) courses and distances: S8°56'16"E 343.89 feet; thence S4°42'16"E 304.40 feet; thence S1°39'16"E 175.80 feet; thence N77°02'16"W 442.10 feet; thence N0°36'16"W 126.50 feet; thence N83°19'16"W 199.00 feet; thence N0°02'16"W 568.70 feet to the southwest corner of said Deed Book 2008 Page 80; thence N89°51'44"E along said deed 546.72 feet to the point of beginning.

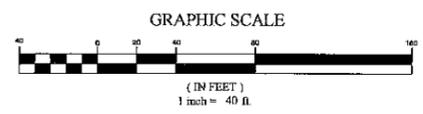
Contains: 9.69 +/- acres

DEVELOPMENT TABLE

- NUMBER OF PROPOSED TOWN HOMES = 91
- NUMBER OF PROPOSED GARAGE SPACES = 182 (2 EA. TOWN HOME)
- NUMBER OF PROPOSED DRIVEWAY PARKING SPACES = 182 (2 EA. TOWN HOME)
- NUMBER OF PROPOSED QUIET PARKING SPACES = 39
- PERCENTAGE OF BUILDABLE LAND = 69%
- PERCENTAGE OF OPEN SPACE = 32%
- OPEN SPACE = 13645 SQFT
- NET DENSITY = 9.91 UNITS/ACRE

NOTES:

1. THE SUBJECT PROPERTY IS LOCATED IN THE FEMA FLOOD ZONE X PER THE FEMA MAP 4902090115 C, DATED JULY 17, 2002.
2. SEWER, STORM DRAIN, CULINARY WATER, AND SECONDARY WATER WILL NEED TO CONNECT TO THE RESPECTIVE UTILITIES IN CROSSROADS BLVD. CULINARY AND SECONDARY WATER NEED TO CONNECT AT CROSSROADS BLVD AND AT ALHAMBRA DRIVE TO LOOP THE SYSTEMS AND PREVENT EXCESSIVE DEAD END WATER LINES.
3. A COMPLETE ROAD DESIGN OF 400 EAST WILL BE REQUIRED FROM THE NORTHERN END OF THE PROPERTY TO CROSSROADS BLVD, EVEN THOUGH ONLY A PORTION WILL BE IMPROVED. THIS IS REQUIRED TO ENSURE THAT PROPER VERTICAL AND HORIZONTAL CURVES FOR THE ROAD CAN BE CREATED BASED ON THE DESIGN FOR YOUR FRONTAGE.
4. THE NORTH PORTION OF 400 EAST IS LOCATED WITHIN LEHI CITY BOUNDARIES. WE WILL NEED TO COLLABORATE WITH BOTH LEHI AND SARATOGA SPRINGS ON AN APPROPRIATE ROAD CROSS-SECTION.
5. ALL TRASH STORAGE WILL BE HANDLED WITH INDIVIDUAL TRASH RECEPTACLES IN THE GARAGE OF EACH UNIT. THE OCCUPANTS WILL BE RESPONSIBLE TO BRING THEIR TRASH RECEPTACLE CURB SIDE ON THE DAY OF TRASH PICKUP.

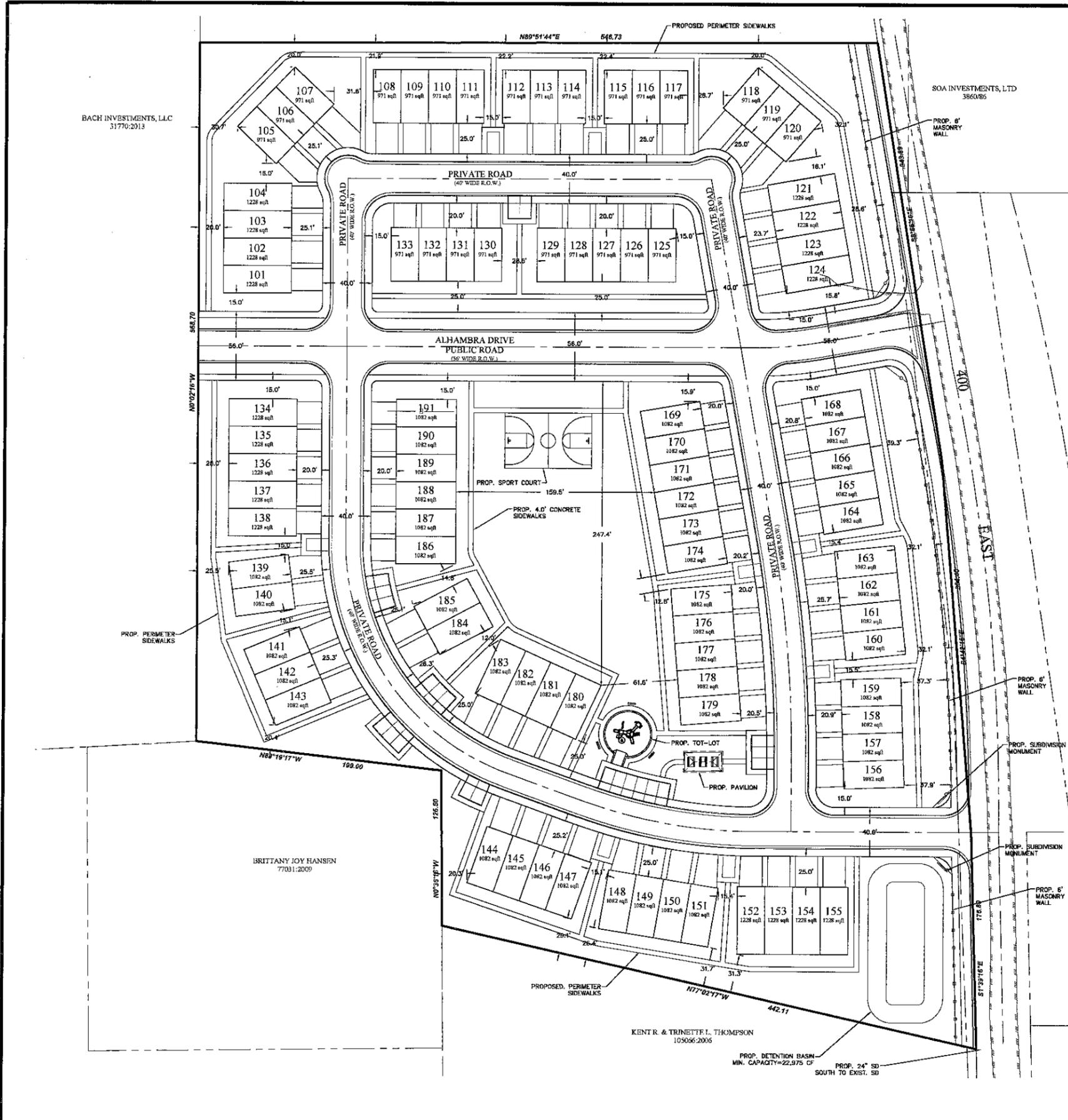


SUNSET ACRES
Saratoga Springs
Concept Plan

REVISION BLOCK	DATE	DESCRIPTION
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2		
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5		
6		

Concept Plan

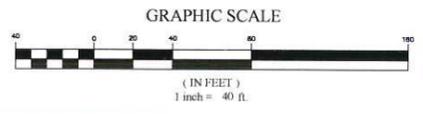
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DEVELOPMENT TABLE

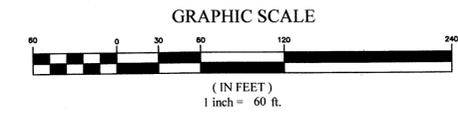
- NUMBER OF TOWNE HOME LOTS - 91 LOTS
- NUMBER OF PROPOSED GARAGE SPACES - 182
- NUMBER OF PROPOSED DRIVEWAY PARKING SPACES - 182
- NUMBER OF GUEST PARKING STALLS - 30
- TOTAL PARKING - 394
- PERCENTAGE OF BUILDABLE LAND - 68%
- PERCENTAGE OF QUALIFIED OPEN SPACE* - 32%
- QUALIFIED OPEN SPACE: 136,901 SQFT
- NET DENSITY - 9.91 UNITS/ACRE



SUNSET ACRES
Saratoga Springs
Open Space Exhibit

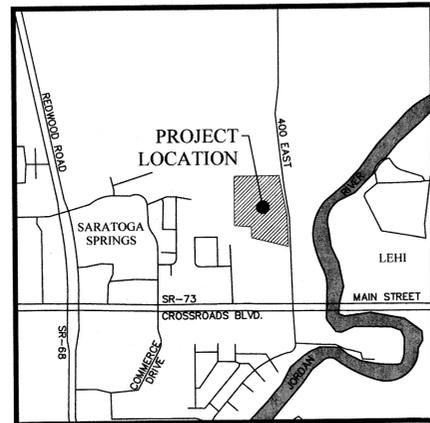
NO.	DATE	DESCRIPTION
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Open Space Exhibit	
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Date: 7/16/2014	Job #: 14-002
Sheet: C4	



RIVERSIDE HEIGHTS

PREPARED FOR:
IVORY HOMES
LOCATED IN:
SARATOGA SPRINGS, UTAH



VICINITY MAP
NTS

PLANNING COMMISSION

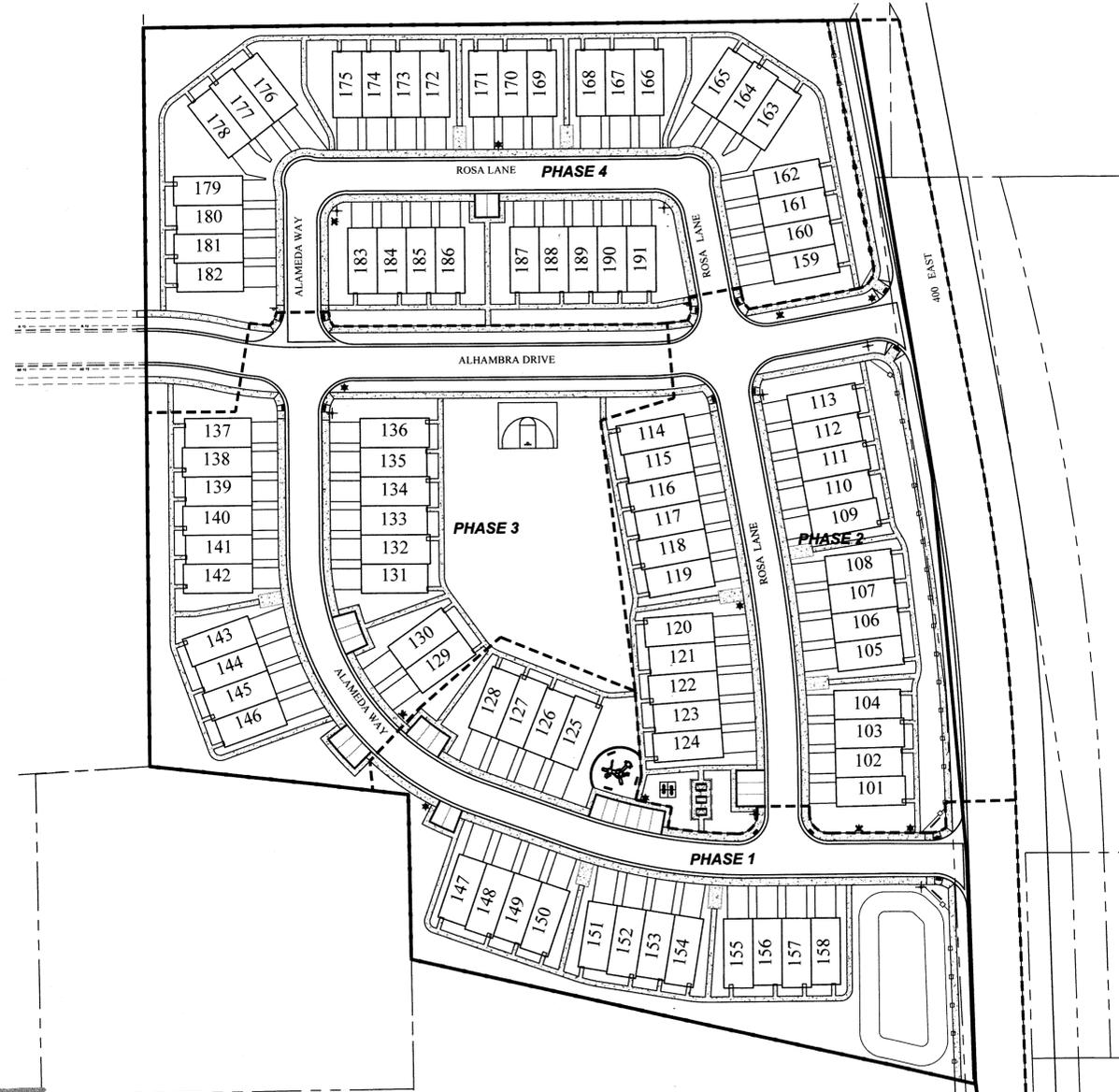
APPROVED THIS _____ DAY OF _____ A.D.,
20____ BY THE SARATOGA SPRINGS CITY PLANNING
COMMISSION

CHAIRMAN, CITY PLANNING COMMISSION

CITY COUNCIL

APPROVED THIS _____ DAY OF _____ A.D.,
20____ BY THE SARATOGA SPRINGS CITY COUNCIL

CHAIRMAN, SARATOGA SPRINGS CITY COUNCIL



SITE MAP

MATCHLINE PHASE 1
SEE SHEET C7

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO SARATOGA SPRINGS STANDARDS AND SPECIFICATIONS
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
- POST-APPROVED ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR APPROVED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
- THE CITY RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE CITY'S REQUIREMENTS AND APPROVED LIGHTING COMMITMENTS, AND IF DEEMED APPROPRIATE BY THE CITY, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE CITY.
- ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA UNLESS OTHERWISE APPROVED BY THE CITY.

ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS, IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANT THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

Sheet List Table

Sheet Number	Sheet Title
C1	Cover
C2	Preliminary Plat
C3	Existing & Demolition Plan
C4	Site Plan
C5	Grading & Drainage Plan
C6	Utility Plan
C7	400 East Offsite Plan
C8	Erosion Control Plan
C9	Overall Landscape Plan

DATA TABLE

	ACRES	SQUARE FEET	% OF TOTAL
TOTAL AREA	9.69	421,935	100%
TOTAL IMPERVIOUS AREA	6.04	263,102	62%
TOTAL BUILDING PAD AREA	2.42	105,417	25%
TOTAL LANDSCAPE AREA	3.65	158,833	38%
TOTAL ROW	2.51	109,356	26%
TOTAL LOTS = 91 TOTAL BUILDINGS = 22 NET DENSITY = 9.4 UNITS/ACRE			
GARAGE PARKING SPACES = 182			
DRIVEWAY PARKING SPACES = 182			
OFF-STREET PARKING SPACES = 30			
TOTAL PARKING SPACES = 394			

DWELLING TABLE

MODEL NAME*	BASEMENT (SF) (UNFINISHED)	LEVEL 1 (SF) (FINISHED)	LEVEL 2 (SF) (FINISHED)	TOTAL (SF) (FINISHED)
VANCOUVER	447	473	794	1267
OLYMPIA	528	557	810	1367
BELLEVUE	447	473	638	1111

*NOTE: BUILDING PADS ARE SIZED TO ACCOMMODATE ANY OF THE 3 FLOOR PLANS

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING
502 WEST 8360 SOUTH
SANDY, UTAH 84070
(801) 352-0075
CONTACT: TRAVIS BENSON

OWNER/DEVELOPER
IVORY DEVELOPMENT
978 WOODOAK LANE
SALT LAKE CITY, UTAH 84117
(801) 747-7000
CONTACT: KEN WATSON

SARATOGA SPRINGS
1307 N. COMMERCE DR. #200
SARATOGA SPRINGS, UTAH 84045
(801) 766-9793

BENCHMARK

NORTHEAST CORNER OF SECTION 14
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4518.08



RIVERSIDE HEIGHTS
Saratoga Springs
Cover

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

COVER

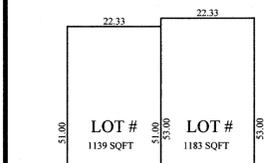
Scale: 1"=60'
Date: 10/09/14
Sheet: C1



VICINITY MAP
N.T.S.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	250.00	13°29'02"	58.83	N83°23'45"W	58.70
C2	250.00	13°20'46"	58.23	S83°19'37"E	58.10
C3	250.00	10°04'44"	43.98	N84°57'38"E	43.92
C4	19.00	33°07'57"	10.99	N26°33'58"W	10.83
C5	200.00	69°55'10"	244.06	S34°57'35"E	229.20
C6	400.00	20°04'21"	140.13	S79°57'20"E	139.42
C7	1005.00	10°00'30"	175.55	N04°59'45"W	175.33
C8	222.00	13°29'48"	52.29	N83°24'08"W	52.17
C9	278.00	13°28'26"	65.38	N83°23'27"W	65.23
C10	278.00	13°20'46"	64.76	S83°19'37"E	64.61
C11	222.00	13°20'46"	51.71	S83°19'37"E	51.59
C12	222.00	7°54'14"	30.62	S80°36'21"E	30.60
C13	222.00	5°26'32"	21.09	S87°16'44"E	21.08
C14	278.00	9°31'29"	46.21	S81°24'58"E	46.16
C15	278.00	3°49'17"	18.54	S88°05'22"E	18.54
C16	278.00	7°02'26"	34.16	N86°28'47"E	34.14
C17	222.00	10°04'44"	39.05	N84°57'38"E	39.00
C18	222.00	8°54'03"	34.49	N85°32'58"E	34.45
C19	222.00	1°10'40"	4.56	N80°30'36"E	4.56
C20	278.00	9°20'13"	45.30	N85°19'53"E	45.25
C21	278.00	0°44'31"	3.60	N89°17'32"E	3.60
C22	15.00	90°00'00"	23.56	N34°55'16"E	21.21
C23	15.00	90°00'00"	23.56	N55°04'44"W	21.21
C24	1663.50	8°33'59"	248.71	N05°47'44"W	248.48
C25	19.00	35°27'19"	11.76	S27°43'40"E	11.57
C26	19.00	38°30'02"	12.77	N69°15'01"E	12.53
C27	15.00	80°00'00"	20.94	N50°00'00"W	19.28
C28	15.00	13°53'26"	3.64	S03°03'17"E	3.63
C29	25.00	107°46'53"	47.03	N50°00'00"W	40.39
C30	15.00	13°53'26"	3.64	N83°03'17"E	3.63
C31	15.00	90°00'00"	23.56	S45°00'00"W	21.21
C32	25.00	121°06'13"	52.84	S45°00'00"W	43.54
C33	25.00	121°06'13"	52.84	S45°00'00"W	43.54
C34	15.00	15°33'07"	4.07	N07°46'33"W	4.06
C35	19.00	42°50'38"	14.21	N21°25'19"E	13.88
C36	19.00	35°22'36"	11.73	S17°41'18"E	11.55
C37	19.00	29°58'27"	9.94	N14°59'13"W	9.83
C38	19.00	35°22'36"	11.73	S17°41'18"W	11.55
C39	220.00	69°55'10"	268.47	S34°57'35"E	252.12
C40	180.00	69°55'10"	219.66	S34°57'35"E	206.28
C41	420.00	20°04'21"	147.14	S79°57'20"E	146.39
C42	380.00	18°29'52"	122.68	S79°10'06"E	122.15
C43	19.00	33°51'21"	11.23	N73°03'50"W	11.06
C44	19.00	36°53'50"	12.24	N71°33'35"E	12.03
C45	15.00	90°00'00"	23.56	S44°59'30"E	21.21
C46	15.00	91°34'29"	23.97	N45°47'44"E	21.50
C47	1025.00	10°00'30"	179.04	N04°59'45"W	178.82
C48	985.00	10°00'30"	172.06	N04°59'45"W	171.84
C49	19.00	35°17'52"	11.71	S07°38'56"W	11.52

Line Table		
LINE	LENGTH	DIRECTION
L1	4.01	N90°00'00"E
L2	4.01	N90°00'00"W
L3	4.01	N90°00'00"E
L4	19.53	N79°55'16"E
L5	19.49	N79°55'16"E
L6	19.57	S79°55'16"W
L7	21.28	S16°13'45"W
L8	19.62	S09°18'49"W
L9	18.64	S22°21'40"E
L10	21.52	S35°27'57"W
L11	22.20	S39°48'51"W
L12	16.21	S17°18'05"W
L13	59.01	N41°56'14"W
L14	15.81	N54°35'18"W
L15	15.92	N39°35'56"W
L16	24.72	N52°38'59"W
L17	40.02	S46°27'35"E
L18	35.46	S01°46'44"W
L19	59.26	S76°15'53"W
L20	38.28	N32°32'56"E
L21	24.50	S71°33'47"E
L22	23.80	S88°26'27"E
L23	113.75	S49°43'30"E
L24	18.60	S46°19'57"E
L25	17.74	S30°05'23"W
L26	23.41	N66°14'15"E
L27	15.00	N90°00'00"E
L28	15.00	N90°00'00"E
L29	28.71	S69°39'15"E
L30	17.33	N38°20'37"W
L31	27.79	N59°41'25"E
L32	15.81	S71°33'54"E
L33	34.77	N90°00'00"E
L34	27.07	S22°33'13"W



LEGEND

- PRIVATE AREA
- DEDICATED TO SARATOGA SPRINGS AS PUBLIC ROW
- OPEN SPACE

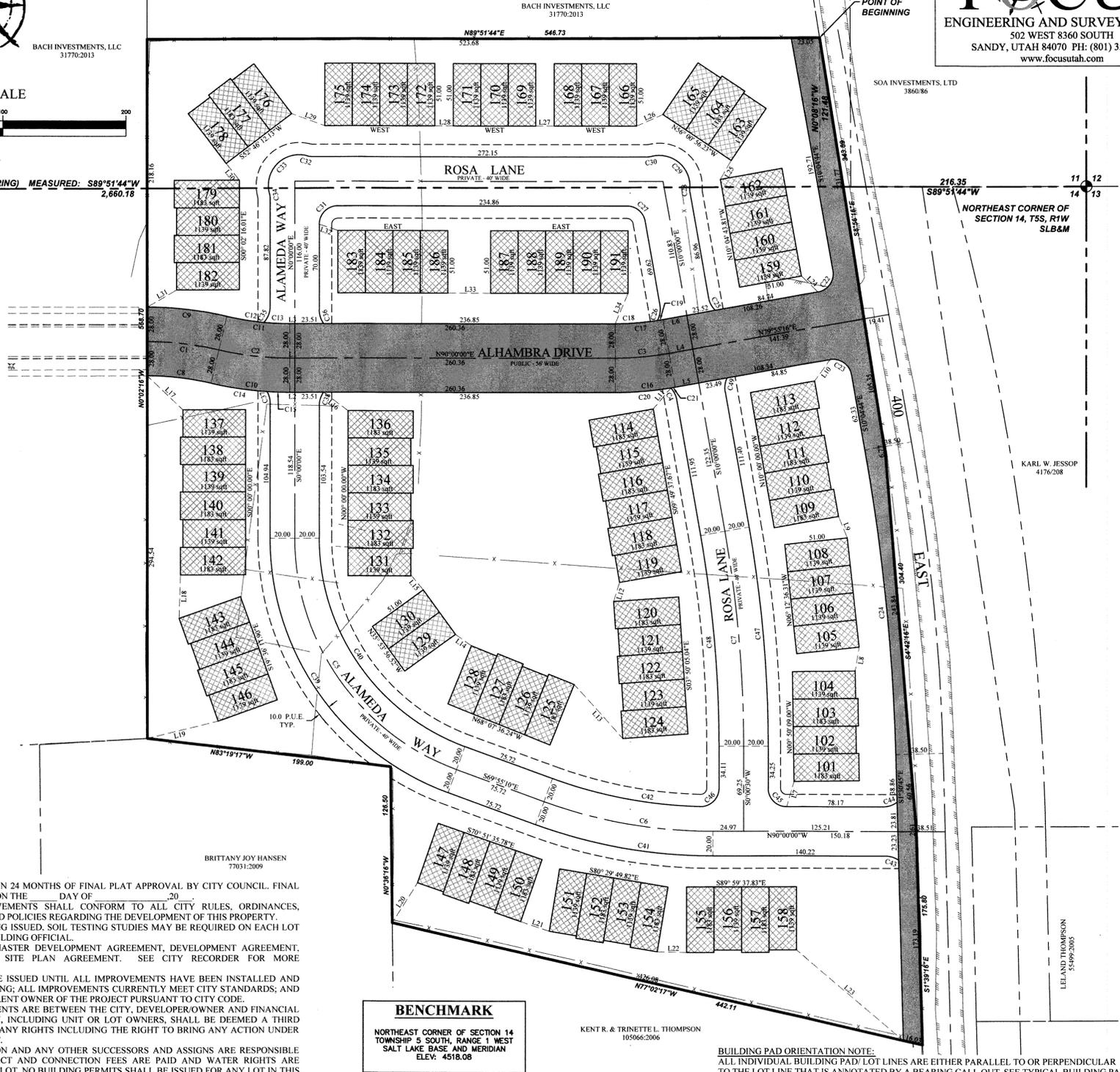
TYP. 51' & 53' BUILDING PAD

GENERAL NOTES:

- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL. FINAL PLAT APPROVAL WAS GRANTED ON THE _____ DAY OF _____, 20____.
- THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY.
- PRIOR TO BUILDING PERMIT BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
- PLAT MAY BE SUBJECT TO A MASTER DEVELOPMENT AGREEMENT, DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT, OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING; ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS; AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.
- ALL BONDS AND BOND AGREEMENTS ARE BETWEEN THE CITY, DEVELOPER/OWNER AND FINANCIAL INSTITUTION. NO OTHER PARTY, INCLUDING UNIT OR LOT OWNERS, SHALL BE DEEMED A THIRD PARTY BENEFICIARIES OR HAVE ANY RIGHTS INCLUDING THE RIGHT TO BRING ANY ACTION UNDER ANY BOND OR BOND AGREEMENT.
- THE OWNER OF THIS SUBDIVISION AND ANY OTHER SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR THE ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS ARE SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTIONS FEES AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT, ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES.
- ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
- ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS AND ASSIGNS.
- NO CITY MAINTENANCE IS PROVIDED ON ALL STREETS DESIGNATED AS "PRIVATE"
- ALL UNITS WITHIN THIS SUBDIVISION WILL BE SUBJECT TO THE HOME OWNERS ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&RS.

RIVERSIDE HEIGHTS

LOCATED IN THE SE¼ OF SECTION 11 AND THE NE¼ OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



BENCHMARK
NORTHEAST CORNER OF SECTION 14
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4518.08

BUILDING PAD ORIENTATION NOTE:
ALL INDIVIDUAL BUILDING PAD/LOT LINES ARE EITHER PARALLEL TO OR PERPENDICULAR TO THE LOT LINE THAT IS ANNOTATED BY A BEARING CALL OUT. SEE TYPICAL BUILDING PAD DETAIL THIS SHEET FOR LOT LINE DIMENSIONS

BY SIGNING THIS PLAT, THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE: (A) BOUNDARY, COURSE DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD; (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES; (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION. *APPROVING* SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-40-603(4)(c)(i).

<p>QUESTAR GAS COMPANY</p> <p>Approved this _____ day of _____, A.D. 20____</p> <p>QUESTAR GAS COMPANY</p>	<p>ROCKY MOUNTAIN POWER</p> <p>Approved this _____ day of _____, A.D. 20____</p> <p>ROCKY MOUNTAIN POWER</p>	<p>COMCAST CABLE TELEVISION</p> <p>Approved this _____ day of _____, A.D. 20____</p> <p>COMCAST CABLE TELEVISION</p>	<p>CENTURY LINK</p> <p>Approved this _____ day of _____, A.D. 20____</p> <p>CENTURY LINK</p>
<p>FIRE CHIEF APPROVAL</p> <p>Approved by the Fire Chief on this _____ day of _____, A.D. 20____</p> <p>CITY FIRE CHIEF</p>	<p>PLANNING COMMISSION APPROVAL</p> <p>Approved by the Planning Commission on this _____ day of _____, A.D. 20____</p> <p>CHAIRMAN, PLANNING COMMISSION</p>	<p>SARATOGA SPRINGS ENGINEER APPROVAL</p> <p>Approved by the City Engineer on this _____ day of _____, A.D. 20____</p> <p>CITY ENGINEER</p>	<p>SARATOGA SPRINGS ATTORNEY</p> <p>Approved by Saratoga Springs Attorney on this _____ day of _____, A.D. 20____</p> <p>SARATOGA SPRINGS ATTORNEY</p>
		<p>LEHI CITY POST OFFICE</p> <p>Approved by Post Office Representative on this _____ day of _____, A.D. 20____</p> <p>LEHI CITY POST OFFICE REPRESENTATIVE</p>	

PREPARED BY

FOCUS
ENGINEERING AND SURVEYING, LLC
502 WEST 8360 SOUTH CITY FIRE CHIEF
SANDY, UTAH 84070 PH: (801) 352-0075
www.focusutah.com

SURVEYOR'S CERTIFICATE

I, Dennis P. Carlisle, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 172675 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

BOUNDARY DESCRIPTION

A portion of that Real Property described in Deed Book 810 Page 387 of the Official Records of Utah County located in the SE¼ of Section 11 & the NE¼ of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Saratoga Springs, Utah, more particularly described as follows:
Beginning at the southeast corner of that Real Property described in Deed Book 2008 Page 80 of the Official Records of Utah County located S89°51'44"W along the Section line 216.35 feet and N0°08'16"W 121.48 feet from the Northeast Corner of Section 14, T5S, R1W, S.L.B. & M.; thence along the boundary of said Deed Book 810 Page 387 the following 7 (seven) courses and distances: S8°56'16"E 343.89 feet; thence S4°42'16"E 304.40 feet; thence S1°39'16"E 175.80 feet; thence N77°02'16"W 442.10 feet; thence N0°36'16"W 126.50 feet; thence N83°19'16"W 199.00 feet; thence N0°02'16"W 568.70 feet to the southwest corner of said Deed Book 2008 Page 80; thence N89°51'44"E along said deed 546.72 feet to the point of beginning.

Contains: 9.69+/- acres

Dennis P. Carlisle _____ Date _____
Professional Land Surveyor
Certificate No. 172675

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE _____ UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

RIVERSIDE HEIGHTS

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC AND/OR CITY ALL PARCELS OF LAND, EASEMENTS AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE OWNER(S) WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREET.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

LIMITED LIABILITY ACKNOWLEDGEMENT

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF _____, A UTAH L.L.C. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THERE MENTIONED.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF UTAH)

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____ (name of document signer) WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF _____ (Name of Corporation) AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID _____ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____

APPROVED BY MAYOR _____

APPROVED BY ENGINEER (SEE SEAL BELOW) _____ ATTEST _____ CITY-RECORDER (SEE SEAL BELOW)

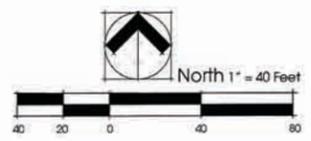
RIVERSIDE HEIGHTS

LOCATED IN THE SE¼ OF SECTION 11 AND THE NE¼ OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CITY-COUNTY RECORDER SEAL
-----------------	--------------------	---------------------------	---------------------------



- SPORT COURT
- 6 ft. MASONRY WALL
- TOT LOT
- PAVILION



17 JULY 2014
 Concept Plan

SUNSET ACRES

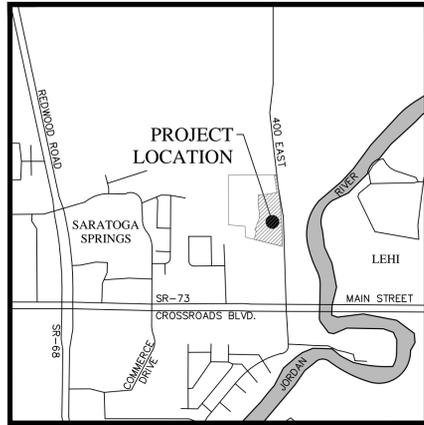
Saratoga Springs, Utah

IVORY DEVELOPMENT , 978 WOOD OAK LANE , SALT LAKE CITY, UTAH


R. MICHAEL KELLY
 CONSULTANTS
 LAND PLANNING • LANDSCAPE ARCHITECTURE
 P.O. Box 469, Millville, UT 84326 435.753.2955

JORDAN VIEW LANDING PHASE 1

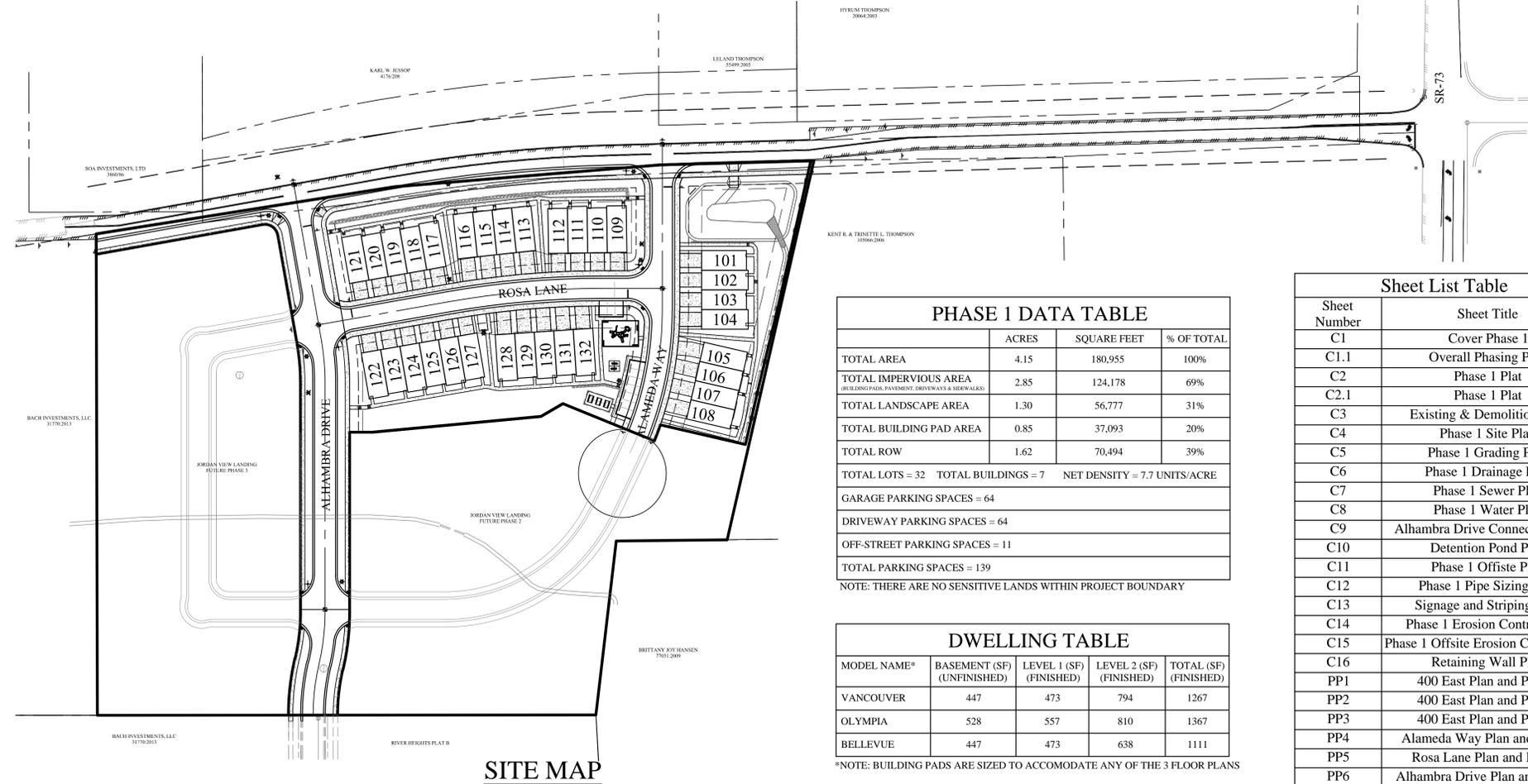
PREPARED FOR:
IVORY DEVELOPMENT
 LOCATED IN:
SARATOGA SPRINGS CITY, UTAH



VICINITY MAP

LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	FENCE / WALL
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
Ex SW	EXIST. SECONDARY WATER
X	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
SIGN	
STREET LIGHT	
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. STREET MONUMENT	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	



SITE MAP

PHASE 1 DATA TABLE

	ACRES	SQUARE FEET	% OF TOTAL
TOTAL AREA	4.15	180,955	100%
TOTAL IMPERVIOUS AREA (BUILDING PADS, PAVEMENT, DRIVEWAYS & SIDEWALKS)	2.85	124,178	69%
TOTAL LANDSCAPE AREA	1.30	56,777	31%
TOTAL BUILDING PAD AREA	0.85	37,093	20%
TOTAL ROW	1.62	70,494	39%
TOTAL LOTS = 32 TOTAL BUILDINGS = 7 NET DENSITY = 7.7 UNITS/ACRE			
GARAGE PARKING SPACES = 64			
DRIVEWAY PARKING SPACES = 64			
OFF-STREET PARKING SPACES = 11			
TOTAL PARKING SPACES = 139			

NOTE: THERE ARE NO SENSITIVE LANDS WITHIN PROJECT BOUNDARY

DWELLING TABLE

MODEL NAME*	BASEMENT (SF) (UNFINISHED)	LEVEL 1 (SF) (FINISHED)	LEVEL 2 (SF) (FINISHED)	TOTAL (SF) (FINISHED)
VANCOUVER	447	473	794	1267
OLYMPIA	528	557	810	1367
BELLEVUE	447	473	638	1111

*NOTE: BUILDING PADS ARE SIZED TO ACCOMMODATE ANY OF THE 3 FLOOR PLANS

BENCHMARK
 NORTHEAST CORNER OF SECTION 14
 TOWNSHIP 5 SOUTH, RANGE 1 WEST
 SALT LAKE BASE AND MERIDIAN
 ELEV: 4518.08
 DATUM: NAD83

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING
 502 WEST 8360 SOUTH
 SANDY, UTAH 84070
 (801) 352-0075
 CONTACT: TRAVIS BENSON

OWNER/DEVELOPER
IVORY DEVELOPMENT
 978 WOODOAK LANE
 SALT LAKE CITY, UTAH 84117
 (801) 747-7000
 CONTACT: KEN WATSON

SARATOGA SPRINGS
 1307 N. COMMERCE DR. #200
 SARATOGA SPRINGS, UTAH 84045
 (801) 766-9793

QUESTAR GAS
 (801) 324-5000

ROCKY MOUNTAIN POWER
 1-800-469-3981

COMCAST
 1-800-COMCAST

CENTURY LINK
 (877) 720-3428

Sheet List Table

Sheet Number	Sheet Title
C1	Cover Phase 1
C1.1	Overall Phasing Plan
C2	Phase 1 Plat
C2.1	Phase 1 Plat
C3	Existing & Demolition Plan
C4	Phase 1 Site Plan
C5	Phase 1 Grading Plan
C6	Phase 1 Drainage Plan
C7	Phase 1 Sewer Plan
C8	Phase 1 Water Plan
C9	Alhambra Drive Connection Plan
C10	Detention Pond Plan
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C12	Phase 1 Pipe Sizing Plan
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C14	Phase 1 Erosion Control Plan
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PP1	400 East Plan and Profile
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PP3	400 East Plan and Profile
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L1	Phase 1 Planting Plan
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L5	Phase 1 Irrigation Plan
D1	Site Details
D2	Erosion Control BMP
D3	Erosion Control BMP

GENERAL NOTES

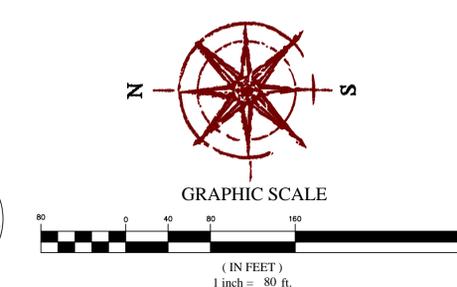
- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO SARATOGA SPRINGS CITY STANDARD PLANS STANDARDS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANT THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.



JORDAN VIEW LANDING PHASE 1
 Saratoga Springs City
 Cover Phase 1

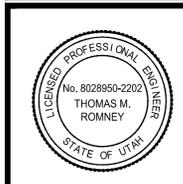
REVISION BLOCK

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COVER PHASE 1

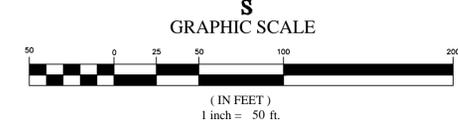
Scale: 1"=80' Drawn: GM
 Date: 05/21/15 Job #: 14-002
 Sheet: **C1**

FOCUS
 ENGINEERING AND SURVEYING, LLC
 502 WEST 8360 SOUTH
 SANDY, UTAH 84070 PH: (801) 352-0075
 www.focusutah.com



JORDAN VIEW LANDING PHASE 1

LOCATED IN THE SE $\frac{1}{4}$ OF SECTION 11 AND THE NE $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



LEGEND

- PRIVATE AREA (SEE SHEET 2 FOR UNIT DETAILS)
- LIMITED COMMON AREA
- DEDICATED TO SARATOGA SPRINGS AS PUBLIC ROW
- OPEN SPACE / COMMON AREA
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)

GENERAL NOTES:

- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL. FINAL PLAT APPROVAL WAS GRANTED ON THE ____ DAY OF ____ 20__.
- THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY.
- PRIOR TO ANY BUILDING PERMIT BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
- PLAT MAY BE SUBJECT TO A MASTER DEVELOPMENT AGREEMENT, DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT, OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION.
- ALL COMMON AREA AND PRIVATE ROADS ARE DEDICATED TO CITY OF SARATOGA SPRINGS AS UTILITY EASEMENTS FOR WATER, SEWER AND STORM DRAIN.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING. ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS; AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.
- ALL BONDS AND BOND AGREEMENTS ARE BETWEEN THE CITY, DEVELOPER/OWNER AND FINANCIAL INSTITUTION. NO OTHER PARTY, INCLUDING UNIT OR LOT OWNERS, SHALL BE DEEMED A THIRD PARTY BENEFICIARIES OR HAVE ANY RIGHTS INCLUDING THE RIGHT TO BRING ANY ACTION UNDER ANY BOND OR BOND AGREEMENT.
- THE OWNER OF THIS SUBDIVISION AND ANY OTHER SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS ARE SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTIONS FEES AT THE RATES IN EFFECT WHEN APPLYING FOR A BUILDING PERMIT, ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEES SCHEDULES.
- ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
- ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS AND ASSIGNS.
- ALL UNITS WITHIN THIS SUBDIVISION WILL BE SUBJECT TO THE HOME OWNERS ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&RS.

NOTE: UPON FINAL DESIGN ALL APPLICABLE ELEMENTS OF SECTION 19.09.07 WITH RESPECT TO ACCESSIBLE PARKING WILL BE ADHERED TO.

SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD A LICENSE, CERTIFICATE NO. 172675, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW. HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT TO THE EXTENT THEY ARE DISCLOSED IN A CURRENT TITLE REPORT, ALL RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-8A-2, AND FOR OTHER UTILITY FACILITIES, ARE ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS OF RECORDATION OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

Dennis P. Carlisle _____ Date _____
Professional Land Surveyor
Certificate No. 172675

BOUNDARY DESCRIPTION

A portion of the SE $\frac{1}{4}$ of Section 11 & the NE $\frac{1}{4}$ of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Saratoga Springs, Utah, more particularly described as follows:
Beginning at a point located S89°51'44"W along the Section line 216.35 feet and N0°08'16"W 121.48 feet from the Northeast Corner of Section 14, T5S, R1W, S.L.B. & M.; thence S8°56'16"E 343.89 feet; thence S4°42'16"E 304.40 feet; thence S1°39'16"E 172.12 feet to a fence line; thence N77°16'00"W along a fence line 166.50 feet; thence N76°24'00"W along a fence line 94.00 feet; thence N77°03'00"W along a fence line 70.55 feet; thence N12°57'44"E 99.43 feet; thence Northwesterly along the arc of a 395.00 foot radius non-tangent curve (radius bears: N19°13'53"E) 19.47 feet through a central angle of 2°49'25" (chord: N69°21'21"W 19.46 feet); thence N22°01'52"E 112.67 feet; thence N30°01'17"W 28.93 feet; thence N5°18'37"W 192.82 feet; thence North 26.31 feet; thence West 205.42 feet; thence along the arc of a 278.00 foot radius curve to the right 64.76 feet through a central angle of 13°20'46" (chord: N83°19'37"W 64.61 feet) to a point of reverse curvature; thence along the arc of a 222.00 foot radius curve to the left 52.29 feet through a central angle of 13°29'48" (chord: N83°24'08"W 52.17 feet); thence N0°02'16"W 56.00 feet; thence S07°42'26"E 65.38 feet through a central angle of 13°28'26" (chord: S83°23'27"E 65.23 feet) to a point of reverse curvature; thence along the arc of a 222.00 foot radius curve to the left 51.71 feet through a central angle of 13°20'46" (chord: S83°19'37"E 51.59 feet); thence East 264.37 feet; thence along the arc of a 222.00 foot radius curve to the left 39.05 feet through a central angle of 10°04'44" (chord: N84°57'38"E 39.00 feet); thence N79°55'16"E 127.83 feet; thence along the arc of a 15.00 foot radius curve to the left 23.56 feet through a central angle of 90°00'00" (chord: N34°55'16"E 21.21 feet); thence N10°04'44"W 192.70 feet; thence N89°51'44"E 23.05 feet to the point of beginning.
Contains: 4.15+- acres

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____ THE _____ UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

JORDAN VIEW LANDING PHASE 1

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC AND/OR CITY ALL PARCELS OF LAND, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC AND/OR CITY USE. THE OWNER(S) VOLUNTARILY DEFEND, INDEMNIFY, AND HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREET. THE OWNER(S) VOLUNTARILY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY FROM ANY DAMAGE CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT OR CONSTRUCTION OF THE ROADS WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS ____ DAY OF _____ A.D. 20__

OWNER'S ACKNOWLEDGMENT

ON THE ____ DAY OF _____ A.D. 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF UTAH)

ON THIS ____ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME _____ (name of document signer) WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF _____ (Name of Corporation) AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID *CORPORATION BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID _____ ACKNOWLEDGED TO ME THAT SAID *CORPORATION EXECUTED THE SAME.
(name of document signer)

NOTARY PUBLIC

APPROVAL BY LEGISLATIVE BODY

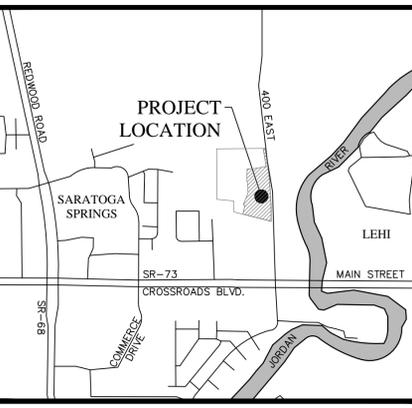
THE CITY COUNCIL OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.
THIS ____ DAY OF _____ A.D. 20__

CITY MAYOR (SEE SEAL BELOW) ATTEST
CITY-RECORDER (SEE SEAL BELOW)

JORDAN VIEW LANDING PHASE 1

LOCATED IN THE SE $\frac{1}{4}$ OF SECTION 11 AND THE NE $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL CITY-COUNTY RECORDER SEAL



VICINITY MAP
N.T.S.

Centerline Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	375.00	22°02'56"	144.31	S78°58'02"E	143.42
C2	1005.00	10°00'30"	175.55	N04°59'45"W	175.33
C3	250.00	10°04'44"	43.98	N84°57'38"E	43.92
C22	1702.00	8°33'59"	254.47	N05°47'44"W	254.23
C23	250.12	13°20'35"	58.25	N83°19'43"W	58.12
C24	250.12	13°28'40"	58.83	N83°23'45"W	58.70

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C4	395.00	22°02'52"	152.00	S78°58'05"E	151.06
C5	19.00	33°51'21"	11.23	N73°03'50"W	11.06
C6	355.00	19°39'37"	121.81	S77°46'06"E	121.22
C7	19.00	92°23'36"	30.64	N46°12'17"E	27.43
C8	19.00	90°00'00"	29.85	S44°59'30"E	26.87
C9	19.00	36°53'50"	12.24	N71°33'35"E	12.03
C10	985.00	10°00'30"	172.06	N04°59'45"W	171.84
C11	1025.00	10°00'30"	179.04	N04°59'45"W	178.82
C12	1663.50	8°33'59"	248.71	N05°47'44"W	248.48
C13	278.00	9°29'13"	45.30	N85°19'53"E	45.25
C14	19.00	33°07'57"	10.99	N26°33'58"W	10.83
C15	19.00	35°17'52"	11.71	S07°38'56"W	11.52
C16	15.00	90°00'00"	23.56	N55°04'44"W	21.21
C17	278.00	10°04'44"	48.90	N84°57'38"E	48.84
C18	278.00	0°44'31"	3.60	N80°17'32"E	3.60
C20	394.05	1°56'13"	13.32	S71°44'01"E	13.32
C21	985.00	0°40'54"	11.72	N00°19'58"W	11.72

Line Table

LINE	DIRECTION	LENGTH
L1	S89°59'30"E	23.42
L2	S89°59'30"E	15.10
L3	N10°00'00"W	28.00
L4	S10°00'00"E	4.00
L5	S00°00'30"W	1.13
L6	N00°00'22"E	25.00
L7	N00°00'22"E	25.59
L8	N12°57'09"E	29.70
L9	N12°57'09"E	26.35
L10	S89°09'51"W	20.95
L11	S89°09'51"W	21.40
L12	S83°47'24"W	25.80

BY SIGNING THIS PLAT, THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE: (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD; (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES; (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9A-603(4)(c)(ii).

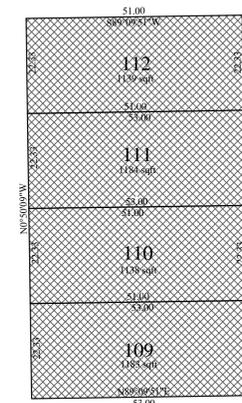
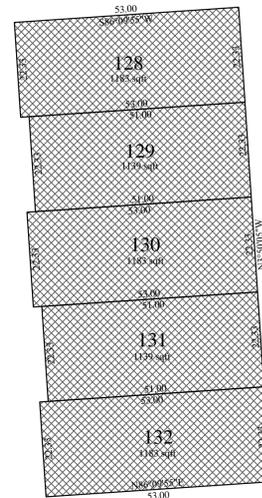
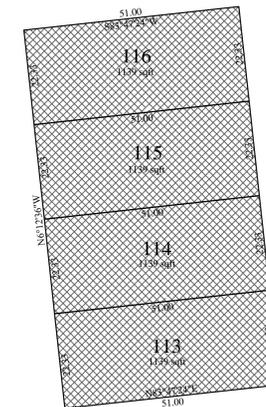
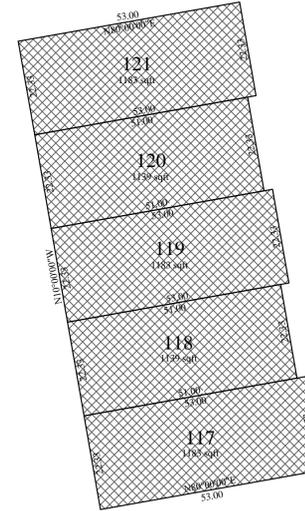
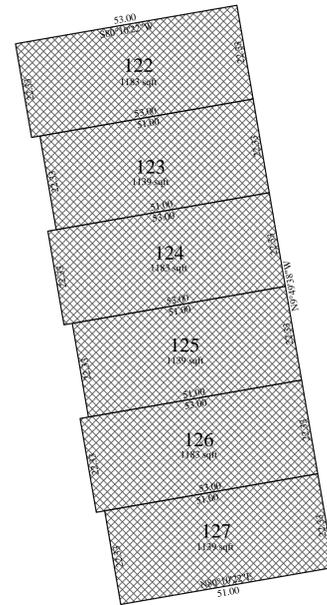
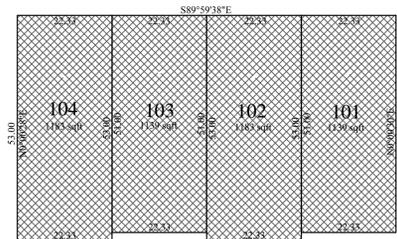
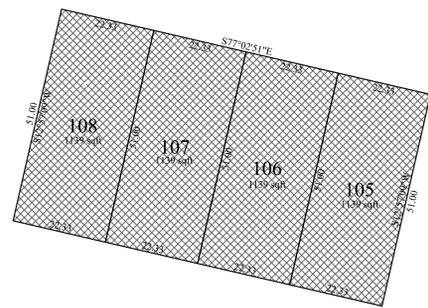
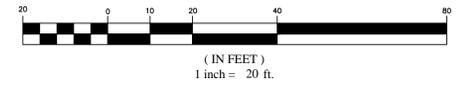
COMCAST CABLE TELEVISION Approved this ____ day of _____ A.D. 20__	CENTURY LINK Approved this ____ day of _____ A.D. 20__
QUESTAR GAS COMPANY Approved this ____ day of _____ A.D. 20__	ROCKY MOUNTAIN POWER Approved this ____ day of _____ A.D. 20__
QUESTAR GAS COMPANY	ROCKY MOUNTAIN POWER

FOCUS
ENGINEERING AND SURVEYING, LLC
502 WEST 8360 SOUTH
SANDY, UTAH 84070 PH: (801) 352-0075
www.focusutah.com

FIRE CHIEF APPROVAL Approved by the Fire Chief on this ____ day of _____ A.D. 20__ CITY FIRE CHIEF	PLANNING COMMISSION APPROVAL Approved by the Planning Commission on this ____ day of _____ A.D. 20__ CHAIRMAN, PLANNING COMMISSION	SARATOGA SPRINGS ENGINEER APPROVAL Approved by the City Engineer on this ____ day of _____ A.D. 20__ CITY ENGINEER	SARATOGA SPRINGS ATTORNEY Approved by Saratoga Springs Attorney on this ____ day of _____ A.D. 20__ SARATOGA SPRINGS ATTORNEY	LEHI CITY POST OFFICE Approved by Post Office Representative on this ____ day of _____ A.D. 20__ LEHI CITY POST OFFICE REPRESENTATIVE
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JORDAN VIEW LANDING PHASE 1

LOCATED IN THE SE $\frac{1}{4}$ OF SECTION 11 AND THE NE $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



UNIT DIMENSIONS:
ALL UNIT LINES ARE PARALLEL WITH OR PERPENDICULAR
TO REFERENCE BEARING SHOWN ON EACH BUILDING.

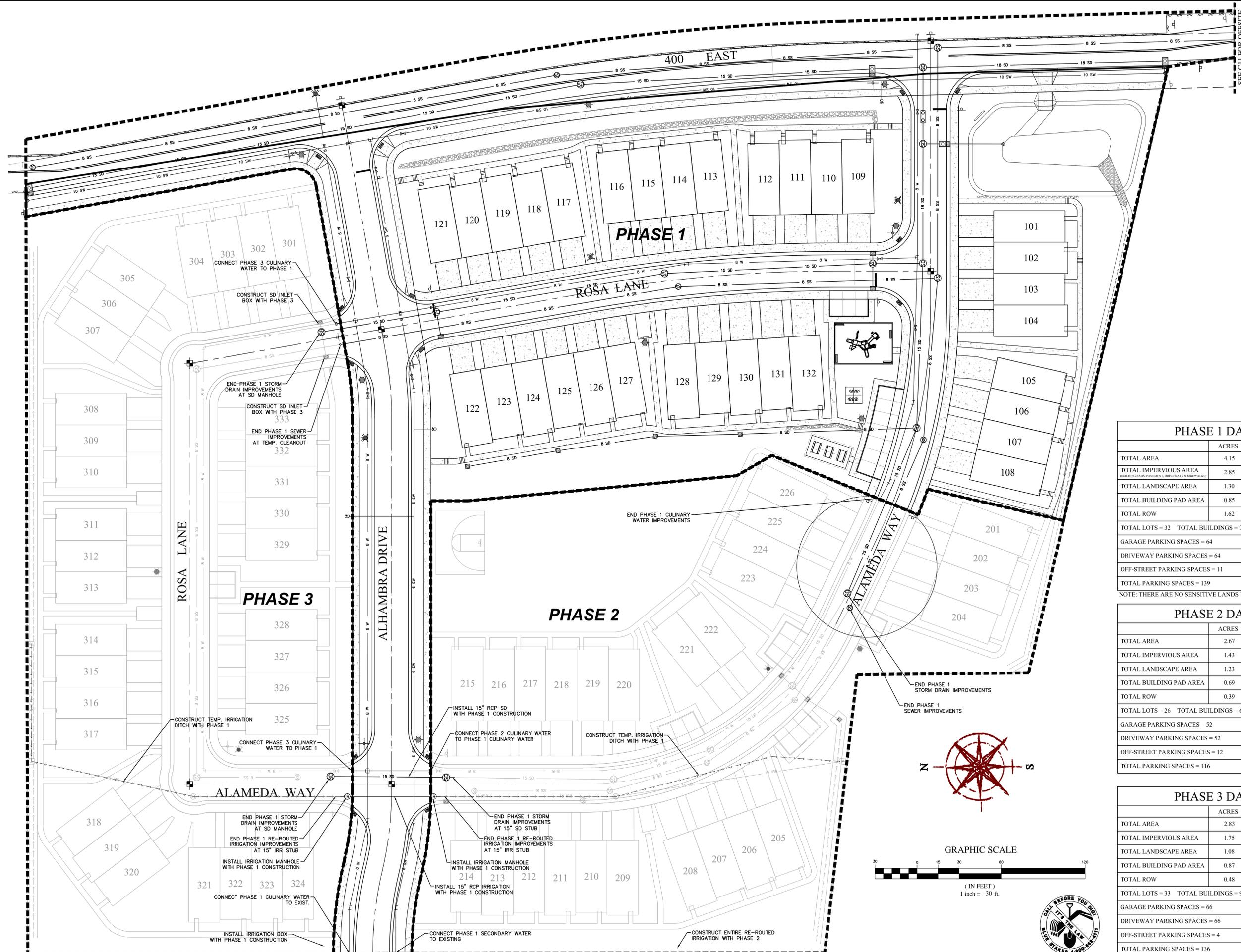
JORDAN VIEW LANDING PHASE 1

LOCATED IN THE SE $\frac{1}{4}$ OF SECTION 11 AND THE NE $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
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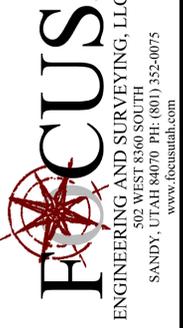
PREPARED BY SHEET 2 OF 2



SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CITY-COUNTY RECORDER SEAL



NOTE:
OFFSITE IMPROVEMENTS TO BE
INCLUDED IN JORDAN VIEW
LANDING PHASES 1 & 4



JORDAN VIEW LANDING PHASE 1

Saratoga Springs City
Overall Phasing Plan

PHASE 1 DATA TABLE

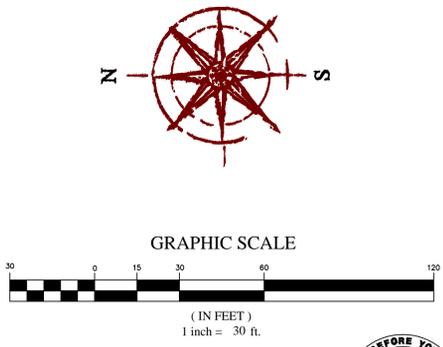
	ACRES	SQUARE FEET	% OF TOTAL
TOTAL AREA	4.15	180,955	100%
TOTAL IMPERVIOUS AREA (BUILDING PADS, PAVEMENT, DRIVEWAYS & SIDEWALKS)	2.85	124,178	69%
TOTAL LANDSCAPE AREA	1.30	56,777	31%
TOTAL BUILDING PAD AREA	0.85	37,093	20%
TOTAL ROW	1.62	70,494	39%
TOTAL LOTS = 32 TOTAL BUILDINGS = 7 NET DENSITY = 7.7 UNITS/ACRE			
GARAGE PARKING SPACES = 64			
DRIVEWAY PARKING SPACES = 64			
OFF-STREET PARKING SPACES = 11			
TOTAL PARKING SPACES = 139			
NOTE: THERE ARE NO SENSITIVE LANDS WITHIN PROJECT BOUNDARY			

PHASE 2 DATA TABLE

	ACRES	SQUARE FEET	% OF TOTAL
TOTAL AREA	2.67	116,181	100%
TOTAL IMPERVIOUS AREA	1.43	62,428	54%
TOTAL LANDSCAPE AREA	1.23	53,753	46%
TOTAL BUILDING PAD AREA	0.69	30,230	26%
TOTAL ROW	0.39	17,123	15%
TOTAL LOTS = 26 TOTAL BUILDINGS = 6 NET DENSITY = 8.44 UNITS/ACRE			
GARAGE PARKING SPACES = 52			
DRIVEWAY PARKING SPACES = 52			
OFF-STREET PARKING SPACES = 12			
TOTAL PARKING SPACES = 116			

PHASE 3 DATA TABLE

	ACRES	SQUARE FEET	% OF TOTAL
TOTAL AREA	2.83	123,230	100%
TOTAL IMPERVIOUS AREA	1.75	76,159	62%
TOTAL LANDSCAPE AREA	1.08	47,071	38%
TOTAL BUILDING PAD AREA	0.87	37,763	31%
TOTAL ROW	0.48	21,107	17%
TOTAL LOTS = 33 TOTAL BUILDINGS = 9 NET DENSITY = 11.7 UNITS/ACRE			
GARAGE PARKING SPACES = 66			
DRIVEWAY PARKING SPACES = 66			
OFF-STREET PARKING SPACES = 4			
TOTAL PARKING SPACES = 136			



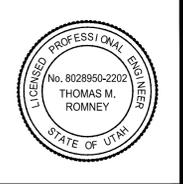
REVISION BLOCK

#	DATE	DESCRIPTION
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2		
3		
4		
5		
6		

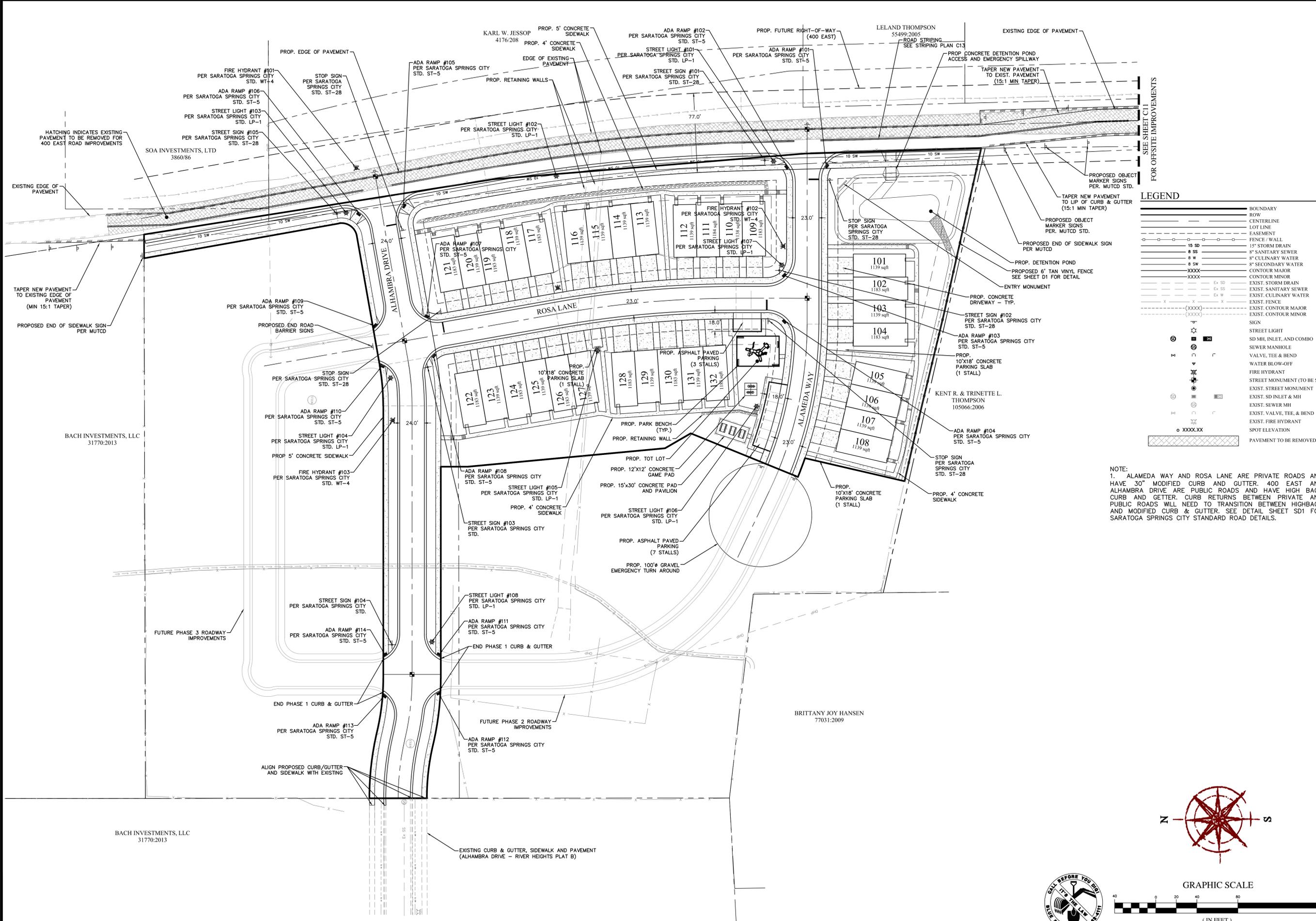
OVERALL PHASING PLAN

Scale: 1"=30'
Date: 05/21/15
Sheet: C1.1

Drawn: GM
Job #: 14-002
Page 25



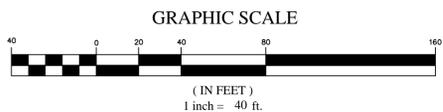
JORDAN VIEW LANDING PHASE 1
 Saratoga Springs City
 Phase 1 Site Plan



LEGEND

[Symbol]	BOUNDARY
[Symbol]	ROW
[Symbol]	CENTERLINE
[Symbol]	LOT LINE
[Symbol]	EASEMENT
[Symbol]	FENCE / WALL
[Symbol]	15" STORM DRAIN
[Symbol]	8" SANITARY SEWER
[Symbol]	8" CULINARY WATER
[Symbol]	8" SECONDARY WATER
[Symbol]	CONTOUR MAJOR
[Symbol]	CONTOUR MINOR
[Symbol]	EXIST. STORM DRAIN
[Symbol]	EXIST. SANITARY SEWER
[Symbol]	EXIST. CULINARY WATER
[Symbol]	EXIST. FENCE
[Symbol]	EXIST. CONTOUR MAJOR
[Symbol]	EXIST. CONTOUR MINOR
[Symbol]	SIGN
[Symbol]	STREET LIGHT
[Symbol]	SD MH, INLET, AND COMBO
[Symbol]	SEWER MANHOLE
[Symbol]	VALVE, TEE & BEND
[Symbol]	WATER BLOW-OFF
[Symbol]	FIRE HYDRANT
[Symbol]	STREET MONUMENT (TO BE SET)
[Symbol]	EXIST. STREET MONUMENT
[Symbol]	EXIST. SD INLET & MH
[Symbol]	EXIST. SEWER MH
[Symbol]	EXIST. VALVE, TEE, & BEND
[Symbol]	EXIST. FIRE HYDRANT
[Symbol]	SPOT ELEVATION
[Symbol]	PAVEMENT TO BE REMOVED

NOTE:
 1. ALAMEDA WAY AND ROSA LANE ARE PRIVATE ROADS AND HAVE 30" MODIFIED CURB AND GUTTER. 400 EAST AND ALHAMBRA DRIVE ARE PUBLIC ROADS AND HAVE HIGH BACK CURB AND GUTTER. CURB RETURNS BETWEEN PRIVATE AND PUBLIC ROADS WILL NEED TO TRANSITION BETWEEN HIGHBACK AND MODIFIED CURB & GUTTER. SEE DETAIL SHEET SD1 FOR SARATOGA SPRINGS CITY STANDARD ROAD DETAILS.



REVISION BLOCK

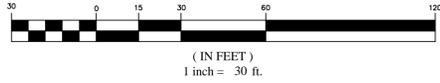
#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

PHASE 1 SITE PLAN

Scale: 1"=40'
 Date: 05/21/15
 Sheet: C4

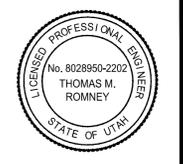
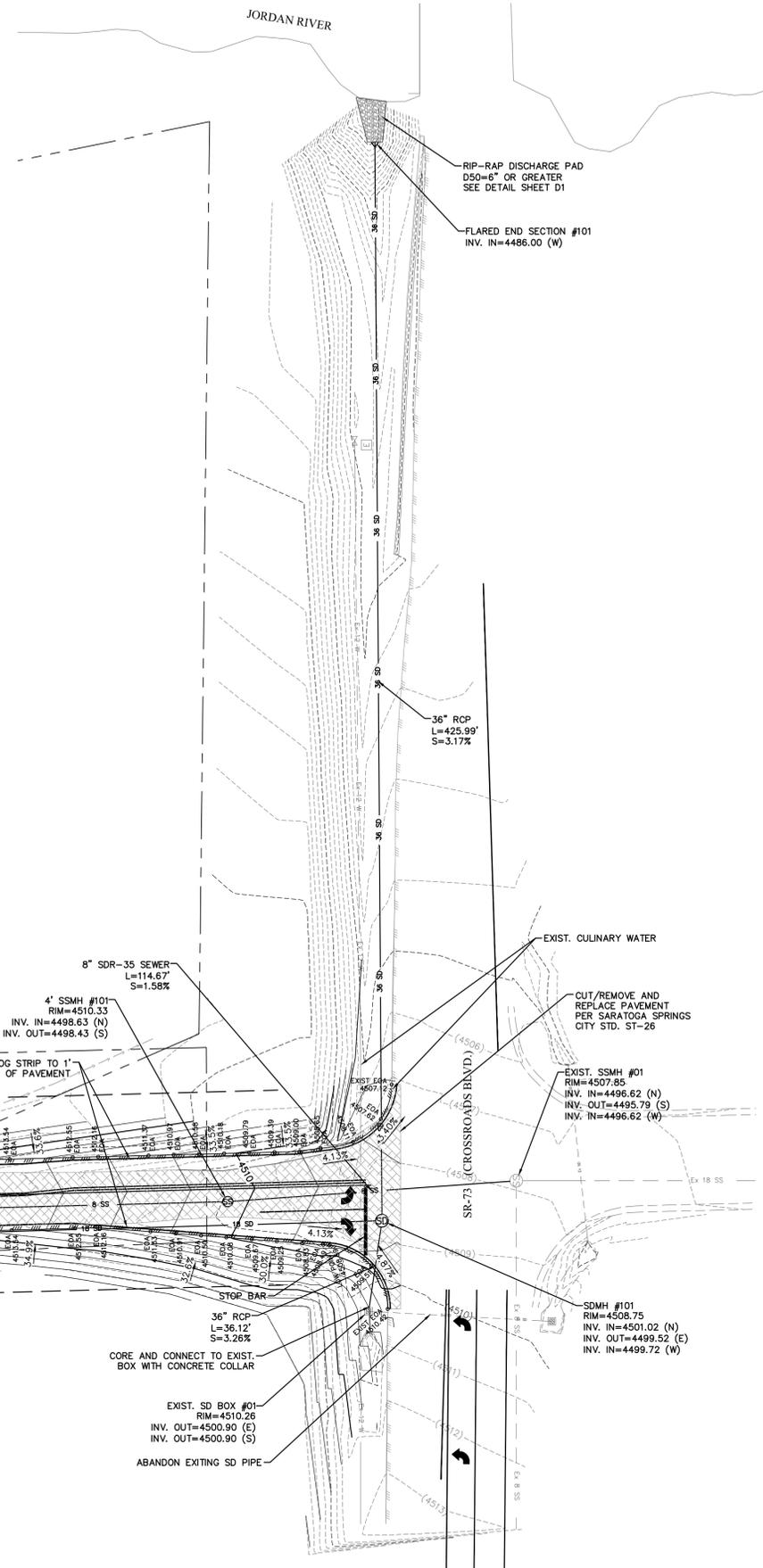
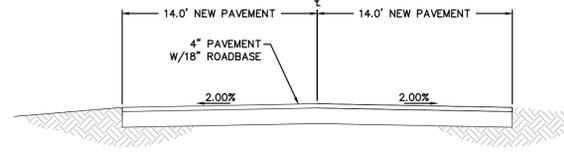
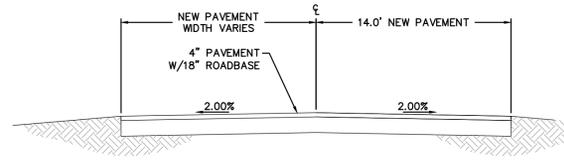
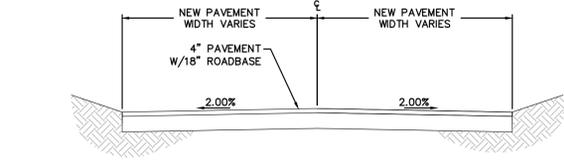


GRAPHIC SCALE



LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	FENCE / WALL
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
Ex SW	EXIST. SECONDARY WATER
X	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
SIGN	SIGN
STREET LIGHT	STREET LIGHT
SD MH, INLET, AND COMBO	SD MH, INLET, AND COMBO
SEWER MANHOLE	SEWER MANHOLE
VALVE, TEE & BEND	VALVE, TEE & BEND
WATER BLOW-OFF	WATER BLOW-OFF
FIRE HYDRANT	FIRE HYDRANT
STREET MONUMENT (TO BE SET)	STREET MONUMENT (TO BE SET)
EXIST. STREET MONUMENT	EXIST. STREET MONUMENT
EXIST. SD INLET & MH	EXIST. SD INLET & MH
EXIST. SEWER MH	EXIST. SEWER MH
EXIST. VALVE, TEE, & BEND	EXIST. VALVE, TEE, & BEND
EXIST. FIRE HYDRANT	EXIST. FIRE HYDRANT
SPOT ELEVATION	SPOT ELEVATION
PAVEMENT TO BE REMOVED	PAVEMENT TO BE REMOVED



JORDAN VIEW LANDING PHASE 1
Saratoga Springs City
Phase 1 Offsite Plan

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

PHASE 1 OFFSITE PLAN

Scale: 1"=30' Drawn: GM
Date: 05/21/15 Job #: 14-002
Sheet: C11





Plant List: Phase One . Jordan View Landing, Saratoga Springs, Utah . Ivory Homes SHEET ONE

QTY	KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
13	A	Street Trees	Fraxinus p.l. 'Marshall's Seedless'	Marshall's Seedless Ash	2 1/2" cal.	
8	B		Platanus acerifolia 'Bloodgood'	London Plane Tree	2 1/2" cal.	
2	C		Tilia cordata 'Greenspire'	Little Leaf Linden	2 1/2" cal.	
0	D	Shade Trees	Acer platanoides 'Deborah'	Deborah Maple	2 1/2" cal.	
0	E		Celtis occidentalis	Common Hackberry	2 1/2" cal.	
11	F	Accent Trees	Malus 'Pirairie Fire'	Prairie Fire Crabapple	1 1/2" cal.	
7	G		Crataegus phaenopyrum	Washington Thorn	1 1/2" cal.	
10	H		Pyrus calleryana 'Aristocrat'	Flowering Pear	1 1/2" cal.	
0	J	Evergreen Tree	Pinus nigra	Austrian Pine	6 ft.	
2	1	Tall Shrubs	Physocarpus monogyna	Mountain Ninebark	5 gal.	
11	2		Cotoneaster acutifolia	Peking Cotoneaster	5 gal.	
17	3		Photinia fraseri	Fraser Photinia	5 gal.	
0	4		Viburnum lantana	Cranberry Viburnum	5 gal.	
0	11	Medium Shrubs	Potentilla fruticosa 'Red Sunset'	Red Sunset Cinquefoil	2 gal.	
36	12		Mahonia aquifolium compacta	Compact Oregon Grape	1 gal.	
0	13		Caryopteris x clandonensis	Blue Mist Spiraea	2 gal.	
0	14		Potentilla fruticosa 'Goldfinger'	Goldfinger Cinquefoil	2 gal.	
30	15		Taxus baccata repandens	Spreading English Yew	5 gal.	
64	16		Pinus mugo mughus	Dwarf Mugho Pine	5 gal.	
0	21	Ornamental Grass	Panicum virgatum 'Heavy Metal'	Switch Grass	1 gal.	
0	22		Pennisetum o. 'Karley Rose'	Dwarf Fountain Grass	1 gal.	
0	31	Perennial Flowers	Alyssum saxatile	Basket of Gold	1 gal.	Plant 24" o.c.
26	32		Campanula carpatica 'Blue Clips'	Tussock Bellflower	1 gal.	Plant 24" o.c.
32	33		Hosta 'Elegans'	Plantain Lily	1 gal.	Plant 24" o.c.
27	34		Hosta ventricosa	Plantain Lily	1 gal.	Plant 24" o.c.
40	35		Iberis sempervirens	Evergreen Candytuft	1 gal.	Plant 24" o.c.
56	36		Lavandula angustifolia	English Lavender	1 gal.	Plant 24" o.c.
81	37		Thymus serpyllum	Mother of Thyme	1 gal.	Plant 24" o.c.
34	38		Heuchera spp.	Coral Bells	1 gal.	Assorted varieties.
53	39		Anemone 'Honarine Jobert'	Windflower	1 gal.	Plant 24" o.c.
120	41	Groundcover	Gallium odorata	Sweet Woodruff	Flats	Plant 12" o.c.
779	42		Vinca minor	Dwarf Periwinkle	Flats	Plant 12" o.c.

NOTE: Quantities are provided for convenience only. Contractor is responsible to provide and install all materials shown or specified.

Landscape Summary . Jordan View Landing . Saratoga Springs, Utah

OVERALL DEVELOPMENT

Total landscape area	170,847 square feet
Native grasses	28,147 square feet 16.5 %
Shrub beds	23,649 square feet 13.8 %
Lawns (70% maximum allowed)	119,051 square feet 69.7 %

PHASE ONE ONLY

Number of Trees	73
Number of drought-tolerant trees	11 15.0 %
Number of Shrubs (including flowers and groundcovers)	2,029
Number of drought-tolerant shrubs	1,487 73.2 %
Total number of trees and shrubs	2,102
Number of drought-tolerant trees and shrubs (50% minimum required)	1,498 71.2 %

Trees

13	Fraxinus p.l. 'Marshall's Seedless'	Marshall's Seedless Ash	
15	Platanus acerifolia 'Bloodgood'	London Plane Tree	
6	Tilia cordata 'Greenspire'	Little Leaf Linden	
3	Acer platanoides 'Deborah'	Deborah Maple	
4	Celtis occidentalis	Common Hackberry	Drought-tolerant
11	Malus 'Pirairie Fire'	Prairie Fire Crabapple	
7	Crataegus phaenopyrum	Washington Thorn	Drought-tolerant
14	Pyrus calleryana 'Aristocrat'	Flowering Pear	
0	Pinus nigra	Austrian Pine	Drought-tolerant

Shrubs

0	Physocarpus monogyna	Mountain Ninebark	Drought-tolerant
11	Cotoneaster acutifolia	Peking Cotoneaster	Drought-tolerant
23	Photinia fraseri	Fraser Photinia	
0	Viburnum lantana	Cranberry Viburnum	Drought-tolerant
10	Potentilla fruticosa 'Red Sunset'	Red Sunset Cinquefoil	Drought-tolerant
36	Mahonia aquifolium compacta	Compact Oregon Grape	Drought-tolerant
12	Caryopteris x calandonensis	Blue Mist Spiraea	Drought-tolerant
20	Potentilla fruticosa 'Goldfinger'	Shrubby Cinquefoil	Drought-tolerant
40	Taxus baccata repandens	Spreading English Yew	
77	Pinus mugo mughus	Dwarf Mugho Pine	Drought-tolerant
19	Panicum virgatum 'Heavy Metal'	Switch Grass	Drought-tolerant
2	Pennisetum o. 'Karley Rose'	Dwarf Fountain Grass	Drought-tolerant

Perennial Flowers

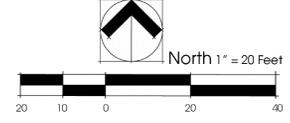
23	Alyssum saxatile	Basket of Gold	Drought-tolerant
39	Campanula carpatica 'Blue Clips'	Tussock Bellflower	Drought-tolerant
32	Hosta 'Elegans'	Plantain Lily	
27	Hosta ventricosa	Plantain Lily	
40	Iberis sempervirens	Evergreen Candytuft	Drought-tolerant
141	Lavandula angustifolia	English Lavender	Drought-tolerant
100	Thymus serpyllum	Mother of Thyme	Drought-tolerant
34	Heuchera spp.	Coral Bells	
53	Anemone 'Honarine Jobert'	Windflower	

Groundcovers

333	Gallium odorata	Sweet Woodruff	
949	Vinca minor	Dwarf Periwinkle	Drought-tolerant

Planting Notes . Jordan View Landing . Saratoga Springs

- Provide and place four (4) inches of topsoil over all lawn areas and eighteen (18) inches over shrub beds prior to commencement of planting operations. The top of sod or soil shall be on (1) inch below edge of sidewalks or curb and gutter.
- Backfill for all planting pits shall be topsoil or native material excavated from the pit.
- At shrub beds, install steel lawn edging to provide straight lines or smooth curves as shown on the plan.
- Install weed barrier fabric over all shrub beds.
- Following completion of shrub and groundcover plantings, treat beds with a pre-emergent herbicide.
- Provide and install finely shredded bark mulch ("Soil Pep" or equal) to a depth of two (2) inches over all exposed soil in completed shrub and groundcover beds.
- All lawn areas shall be installed with sod consisting of primarily *Poa pratensis* Kentucky Bluegrass species.
- Areas identified on the planting plan as "Native" are to be seeded with the Native Grass Mix and per the city specification.
- All landscaping is covered by a warranty per the city specification.
- Refer to the City of Saratoga Springs Specification, Section 02726: Landscaping and Section 02727: Restoring Native Area.



SHEET ONE
 REVISED 28 APRIL 2015
 REVISED 26 MARCH 2015
 17 NOVEMBER 2014
 Planting Plan: PHASE ONE

JORDAN VIEW LANDING

Saratoga Springs, Utah
 IVORY DEVELOPMENT, 978 WOOD OAK LANE, SALT LAKE CITY, UTAH

R. MICHAEL KELLY
 CONSULTANTS
 LAND PLANNING • LANDSCAPE ARCHITECTURE
 P.O. Box 469, Millville, UT 84326 435.753.2955

QTY	KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
0	A	Street Trees	Fraxinus p.l. 'Marshall's Seedless'	Marshall's Seedless Ash	2 1/2" cal.	
7	B		Platanus acerifolia 'Bloodgood'	London Plane Tree	2 1/2" cal.	
4	C		Tilia cordata 'Greenspire'	Little Leaf Linden	2 1/2" cal.	
3	D	Shade Trees	Acer platanoides 'Deborah'	Deborah Maple	2 1/2" cal.	
4	E		Celtis occidentalis	Common Hackberry	2 1/2" cal.	
0	F	Accent Trees	Malus 'Pralirie Fire'	Prairie Fire Crabapple	1 1/2" cal.	
0	G		Crataegus phaenopyrum	Washington Thorn	1 1/2" cal.	
4	H		Pyrus calleryana 'Aristocrat'	Flowering Pear	1 1/2" cal.	
0	J	Evergreen Tree	Pinus nigra	Austrian Pine	6 ft.	
0	1	Tall Shrubs	Physocarpus monogyna	Mountain Ninebark	5 gal.	
0	2		Cotoneaster acutifolia	Peking Cotoneaster	5 gal.	
6	3		Photinia fraseri	Fraser Photinia	5 gal.	
0	4		Viburnum lantana	Cranberry Viburnum	5 gal.	
10	11	Medium Shrubs	Potentilla fruticosa 'Red Sunset'	Red Sunset Cinquefoil	2 gal.	
0	12		Mahonia aquifolium compacta	Compact Oregon Grape	1 gal.	
12	13		Caryopteris x clandonensis	Blue Mist Spiraea	2 gal.	
20	14		Potentilla fruticosa 'Goldfinger'	Goldfinger Cinquefoil	2 gal.	
10	15		Taxus baccata repandens	Spreading English Yew	5 gal.	
13	16		Pinus mugo mughus	Dwarf Mugho Pine	5 gal.	
19	21	Ornamental Grass	Panicum virgatum 'Heavy Metal'	Switch Grass	1 gal.	
0	22		Pennisetum o. 'Karley Rose'	Dwarf Fountain Grass	1 gal.	
23	31	Perennial Flowers	Alyssum saxatile	Basket of Gold	1 gal.	Plant 24" o.c.
13	32		Campanula carpatica 'Blue Clips'	Tussock Bellflower	1 gal.	Plant 24" o.c.
0	33		Hosta 'Elegans'	Plantain Lily	1 gal.	Plant 24" o.c.
0	34		Hosta ventricosa	Plantain Lily	1 gal.	Plant 24" o.c.
0	35		Iberis sempervirens	Evergreen Candytuft	1 gal.	Plant 24" o.c.
75	36		Lavendula angustifolia	English Lavender	1 gal.	Plant 24" o.c.
27	37		Thymus serpyllum	Mother of Thyme	1 gal.	Plant 24" o.c.
0	38		Heuchera spp.	Coral Bells	1 gal.	Assorted varieties.
0	39		Anemone 'Honarine Jobert'	Windflower	1 gal.	Plant 24" o.c.
213	41	Groundcover	Gallium odorata	Sweet Woodruff	Flats	Plant 12" o.c.
120	42		Vinca minor	Dwarf Periwinkle	Flats	Plant 12" o.c.

NOTE: Quantities are provided for convenience only. Contractor is responsible to provide and install all materials shown or specified.



Native Grass Mix . Type 3 (Short) . Jordan View Landing

BOTANICAL NAME	COMMON NAME	RATE: FL/acre	%
Bouteloua gracilis	Blue Grama	4.0	30.77%
Festuca ovina	Sheep Fescue	5.0	38.46%
Poa snabergii	Sandberg Bluegrass	4.0	30.77%
TOTAL:		13.0	100.0%

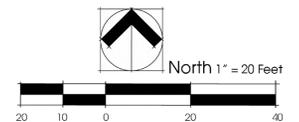
Planting Notes . Jordan View Landing . Saratoga Springs

- Provide and place four (4) inches of topsoil over all lawn areas and eighteen (18) inches over shrub beds prior to commencement of planting operations. The top of sod or soil shall be on (1) inch below edge of sidewalks or curb and gutter.
- Backfill for all planting pits shall be topsoil or native material excavated from the pit.
- At shrub beds, install steel lawn edging to provide straight lines or smooth curves as shown on the plan.
- Install weed barrier fabric over all shrub beds.
- Following completion of shrub and groundcover plantings, treat beds with a pre-emergent herbicide.
- Provide and install finely shredded bark mulch ("Sod Peep" or equal) to a depth of two (2) inches over all exposed soil in completed shrub and groundcover beds.
- All lawn areas shall be installed with sod consisting of primarily *Poa praeatensis*, Kentucky Bluegrass species.
- Areas identified on the planting plan as "Native" are to be seeded with the Native Grass Mix and per the city specification.
- All landscaping is covered by a warranty per the city specification.
- Refer to the City of Saratoga Springs Specification, Section 02726: Landscaping and Section 02727: Restoring Native Area.

Landscape Summary . Jordan View Landing . Saratoga Springs, Utah

OVERALL DEVELOPMENT			
Total landscape area	170,847 square feet		
Native grasses	28,147 square feet	16.5 %	
Shrub beds	23,649 square feet	13.8 %	
Lawns (70% maximum allowed)	119,051 square feet	69.7 %	
PHASE ONE ONLY			
Number of Trees	73		
Number of drought-tolerant trees	11	15.0 %	
Number of Shrubs (including flowers and groundcovers)	2,029		
Number of drought-tolerant shrubs	1,487	73.2 %	
Total number of trees and shrubs	2,102		
Number of drought-tolerant trees and shrubs (50% minimum required)	1,498	71.2 %	

Trees			
13	Fraxinus p.l. 'Marshall's Seedless'	Marshall's Seedless Ash	
15	Platanus acerifolia 'Bloodgood'	London Plane Tree	
6	Tilia cordata 'Greenspire'	Little Leaf Linden	
3	Acer platanoides 'Deborah'	Deborah Maple	
4	Celtis occidentalis	Common Hackberry	Drought-tolerant
11	Malus 'Pralirie Fire'	Prairie Fire Crabapple	
7	Crataegus phaenopyrum	Washington Thorn	Drought-tolerant
14	Pyrus calleryana 'Aristocrat'	Flowering Pear	
0	Pinus nigra	Austrian Pine	Drought-tolerant
Shrubs			
0	Physocarpus monogyna	Mountain Ninebark	Drought-tolerant
11	Cotoneaster acutifolia	Peking Cotoneaster	Drought-tolerant
23	Photinia fraseri	Fraser Photinia	
0	Viburnum lantana	Cranberry Viburnum	Drought-tolerant
10	Potentilla fruticosa 'Red Sunset'	Red Sunset Cinquefoil	Drought-tolerant
36	Mahonia aquifolium compacta	Compact Oregon Grape	Drought-tolerant
12	Caryopteris x clandonensis	Blue Mist Spiraea	Drought-tolerant
20	Potentilla fruticosa 'Goldfinger'	Shrubby Cinquefoil	Drought-tolerant
40	Taxus baccata repandens	Spreading English Yew	
77	Pinus mugo mughus	Dwarf Mugho Pine	Drought-tolerant
19	Panicum virgatum 'Heavy Metal'	Switch Grass	Drought-tolerant
2	Pennisetum o. 'Karley Rose'	Dwarf Fountain Grass	Drought-tolerant
Perennial Flowers			
23	Alyssum saxatile	Basket of Gold	Drought-tolerant
39	Campanula carpatica 'Blue Clips'	Tussock Bellflower	Drought-tolerant
32	Hosta 'Elegans'	Plantain Lily	
27	Hosta ventricosa	Plantain Lily	
40	Iberis sempervirens	Evergreen Candytuft	Drought-tolerant
141	Lavendula angustifolia	English Lavender	Drought-tolerant
100	Thymus serpyllum	Mother of Thyme	Drought-tolerant
34	Heuchera spp.	Coral Bells	
53	Anemone 'Honarine Jobert'	Windflower	
Groundcovers			
333	Gallium odorata	Sweet Woodruff	
949	Vinca minor	Dwarf Periwinkle	Drought-tolerant



SHEET TWO

REVISED 28 APRIL 2015
REVISED 26 MARCH 2015
17 NOVEMBER 2014
Planting Plan: PHASE ONE

JORDAN VIEW LANDING

Saratoga Springs, Utah
IVORY DEVELOPMENT . 978 WOOD OAK LANE . SALT LAKE CITY, UTAH

RESOLUTION NO. R15-26 (6-16-15)

ADDENDUM TO RESOLUTION OF THE CITY OF SARATOGA SPRINGS PERTAINING TO THE CITY STREET LIGHTING SPECIAL IMPROVEMENT DISTRICT TO INCLUDE ADDITIONAL SUBDIVISION LOTS. (Jordan View Landing)

WHEREAS, on May 10, 2001, the City Council adopted Resolution No. 01-0510-01 creating a street lighting special improvement district (the "Lighting SID") consisting of all lots and parcels included within the Subdivisions set out in said Resolution for the maintenance of street lighting within the Lighting SID.

WHEREAS, *Utah Code Ann.* § 17A-3-307 provides that additional properties may be added to the special improvement district and assessed upon the conditions set out therein.

WHEREAS, the City Council has given final plat approval to Jordan View Landing, (the "Subdivision") conditioned upon all lots in the Subdivision being included in the Lighting SID.

WHEREAS, the City Council finds that the inclusion of all of the lots covered by the Subdivision in the Lighting SID will benefit the Subdivision by maintaining street lighting improvements, after installation of such by the developer of the Subdivision, which is necessary for public safety, and will not adversely affect the owners of the lots already included within the Lighting SID.

WHEREAS, the owners of the property covered by the Subdivision have given written consent: (i) to have all lots and parcels covered by that Subdivision included within the Lighting SID, (ii) to the improvements to that property (maintenance of the street lighting), (iii) to payment of the assessments for the maintenance of street lighting within the Lighting SID, and (iv) waiving any right to protest the Lighting SID and/or assessments currently being assessed for all lots in the Lighting SID (which consent is or shall be attached as Exhibit 1 to this Resolution).

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SARATOGA SPRINGS THAT:

1. All lots and parcels in the Subdivision be added to and included in the Lighting SID based upon the above findings and the written consent attached as Exhibit 1 to this Resolution.
2. City staff is directed to file a copy of this Resolution, as an Addendum to Resolution No. 01-0510-01 creating the Lighting SID, as required by *Utah Code Ann.* § 17A-3-307.
3. Assessments will be hereafter levied against owners of all lots within the Subdivision on the same basis as assessments are being levied against other lots included in the Lighting SID.
4. The provisions of this Resolution shall take effect upon the passage and publication of this Resolution as required by law.

CONSENT OF OWNER OF PROPERTY
TO BE INCLUDED IN STREET LIGHTING SPECIAL IMPROVEMENT DISTRICT

WHEREAS the City of Saratoga Springs (the “City”), by and through its City Council, has created a Street Lighting Special Improvement District (the “Lighting SID”) to pay for maintenance of street lighting within the subdivisions covered by the Lighting SID.

WHEREAS the undersigned (“Developer”) is the developer of Jordan View Landing Subdivision (the “Subdivision”) located within the City for which the City Council has given or is expected to give final plat approval.

WHEREAS, *Utah Code Ann.* § 17A-3-307 provides that before the completion of the improvements covered by a special improvement district, additional properties may be added to the special improvement district and assessed upon the conditions set out therein. Since the improvements covered by the Lighting SID are the maintenance of street lighting in the Lighting SID, said improvements are not completed so additional properties may be added to the Lighting SID pursuant to said § 17A-3-307.

WHEREAS, the City is requiring that the Subdivision be included within the Lighting SID in order to provide for the maintenance of street lighting within the Subdivision as a condition of final approval of the Subdivision.

WHEREAS, Developer, as the owner of the property covered by the Subdivision, is required by *Utah Code Ann.* § 17A-3-307 to give written consent to having the property covered by that Subdivision included within the Lighting SID and to consent to the proposed improvements to the property covered by the Subdivision and to waive any right to protest the Lighting SID.

NOW THEREFORE, Developer hereby consents to including the lots and parcels within the Subdivision in the Lighting SID. On behalf of itself and all lot purchasers and/or successors in interests, Developer consents and agrees as follows:

1. Consents to have all property covered by the Subdivision and all lots and parcels created by the Subdivision included within the Lighting SID. The legal description and the tax identification number(s) of the property covered by the Subdivision are set out in Exhibit A attached to this Consent.
2. Consents to the improvements with respect to the property covered by the Subdivision -- that is the maintenance of street lighting within the Subdivision. The street lighting within the Subdivision will be installed by Developer as part of the “Subdivision Improvements.”
3. Agrees to the assessments by the Lighting SID for the maintenance of street lighting within the Lighting SID.

4. Waives any right to protest against the Lighting SID and/or the assessments currently being assessed for all lots in the Lighting SID.

Dated this ____ day of _____, 20__.

DEVELOPER:

Name:
Authorized
Signature:
Its:

City Council Staff Report

Author: Chelese Rawlings, Finance Manager
Subject: Certified Tax Rate for tax year 2015
Date: June 16, 2015
Type of Item: Ordinance



Summary Recommendation: Staff recommends approval of the certified tax rate for tax year 2015 of 0.002083.

Description

A. Topic

It is recommended to approve the tax year 2015 Saratoga Springs Certified Tax Rate.

B. Background

The certified tax rate for the City of Saratoga Springs in 2015 is 0.002083.

C. Analysis

The certified tax rate is expected to bring in the same revenues as the current fiscal year plus new growth.

Recommendation: Staff recommends approval by ordinance of the certified tax rate for the tax year 2015.

RESOLUTION NO. R15-27 (6-16-15)

**A RESOLUTION OF THE CITY OF SARATOGA SPRINGS, UTAH
ADOPTING THE CERTIFIED TAX RATE FOR THE GENERAL
REVENUE FUND FOR FISCAL YEAR 2015-2016**

WHEREAS, Utah Code §§ 10-6-133(1) and 59-2-912 requires that the City of Saratoga Springs, Utah set the final real and personal property tax levy for various municipal purposes by June 22 of each year; and

WHEREAS, Utah Code § 10-6-133(2) states that “in its computation of the total levy, the governing body shall determine the requirements of each fund for which property taxes are to be levied and shall specify in its ordinance or resolution adopting the levy, the amount apportioned to each fund”;

WHEREAS, the City has previously adopted the budget for Fiscal Year 2015-2016, specifying the amount apportioned to each fund for which property taxes are to be levied, which is incorporated herein by this reference;

WHEREAS, the City Council now wishes to adopt the tax levy or certified tax rate for fiscal year 2015-2016.

NOW THEREFORE, it is resolved by the City Council for the City of Saratoga Springs, Utah to adopt the Certified Tax Rate for the General Revenue Fund for the 2015-2016 fiscal year. The Certified Tax Rate is 0.002083.

This Resolution shall be effective immediately upon adoption.

ADOPTED and approved by a duly constituted quorum of the City Council of the City of Saratoga Springs, Utah 16th day of June, 2015.

**CITY OF SARATOGA SPRINGS
A UTAH MUNICIPAL CORPORATION**

Signed: _____
Jim Miller, Mayor

Attest: _____
Lori Yates, City Recorder

Date

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City of Saratoga Springs
City Council Meeting
June 2, 2015

Regular Session held at the City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

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Policy Session Minutes

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Present:

Mayor: Jim Miller

Council Members: Michael McOmber, Shellie Baertsch, Rebecca Call, Stephen Willden, Bud Poduska

Staff: Mark Christensen, Shane Bennett, Kyle Spencer, Owen Jackson, Jeremy Lapin, Jess Campbell,

Nicolette Fike

Others: Steve Maddox, Patrick Costin, Brian Ebert, Tim Maynes, John Gassman

Call to Order 7: 37p.m.

Roll Call – A Quorum was present

Invocation / Reverence – Given by Councilman Poduska

Pledge of Allegiance – led by Jeremy Lapin

Public Input - Opened by Mayor Miller

Steve Maddox, with Edge Homes wanted to pay tribute to Staff for working with them in taking tougher issues on and to make things better. He felt there was a good working relationship between development and staff.

Public Input - Closed by Mayor Miller

Councilwoman Call appreciated being invited to the Police Awards Ceremony today and extended her thanks and appreciation to the police department.

POLICY ITEMS

1. Consent Items:

a. Consideration and Approval of the Talus Ridge Reimbursement Agreement.

b. Consideration and Approval of the Inter-local Agreement with Utah County and the City of Saratoga Springs

i. Resolution R15-22 (6-2-15): A resolution of the City Council of the City of Saratoga Springs, Utah approving the Inter-local Cooperation Agreement between Utah County and City of Saratoga Springs for the Administration of the 2015 Municipal Elections.

c. Minutes:

i. May 5, 2015. – Item previously approved (5-19-15)

ii. May 19, 2015.

Councilwoman Baertsch spoke previously with Jeremy Lapin about item a. and asked if he found the numbers she had asked for on Talus ridge.

Jeremy Lapin noted that Councilwoman Baertsch had asked that they remove the reimbursement for the extra Clear and Grub for the right of way because the property overall acreage didn't change. It was questionable as to whether it was a cost that was incurred extra or not.

Councilwoman Baertsch noted plat A was the biggest about \$1000 and the others were about \$396, \$183, and \$117.

Steve Maddox felt that was reasonable.

53 **Motion made by to approve the Consent Items a. b. and c.ii., with all staff findings and conditions.**
54 **Also removing Clear and Grub aspects of the reimbursements from all plats. And include minutes**
55 **changes emailed in previously. Seconded by Councilwoman Call. Aye: Councilman Willden,**
56 **Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska. Motion**
57 **passed 5 - 0.**
58

59 **2. Public Hearing Items:**

60 **a. Public Hearing: Consideration and Approval of Plat Amendment for Mountain View Estates**
61 **located at Carlton Avenue (450 West) and 400 North, McArthur Homes, applicant.**

62 Mark Christensen presented the plat and noted that it was more specific to a public street, Marie Way, and
63 this was to adjust the road about 6 inches.

64 John Gassman, noted that this just come to light and they felt they better get it corrected before they closed
65 on the lots.

66
67 **Public Hearing - Opened** by Mayor Miller

68 No comments were given.

69 **Public Hearing - Closed** by Mayor Miller

70
71 Council had no additional comments.

72
73 **Motion made by Councilman Poduska to approve the second amended Plat for Mountain View Estates**
74 **located at Carlton Avenue (450 West) and 400 North, McArthur Homes, applicant. Based on the**
75 **following findings and conditions listed below [in the staff report]. Seconded by Councilwoman**
76 **Baertsch. Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber,**
77 **Councilwoman Call, Councilman Poduska. Motion passed 5 - 0.**
78

79 **3. Action Items:**

80 **a. Consideration and Approval of the Appointment of City of Saratoga Springs Planning**
81 **Commission member.**

82 **i. Resolution R15-23 (6-2-15): A resolution appointing Ken Kilgore to the City of Saratoga**
83 **Springs Planning Commission; and establishing an effective date.**
84

85 Mayor Miller noted that Ken was well qualified and recommended that he be appointed to fill the
86 vacancy left by Kara North.

87 Councilman Willden liked when we get good volunteers and someone needs to step down that we have a
88 few to choose from.

89
90 **Motion made by Councilwoman Call to approve Resolution R15-23 (6-2-15): A resolution**
91 **appointing Ken Kilgore to the City of Saratoga Springs Planning Commission; and**
92 **establishing an effective date. Seconded by Councilman Poduska. Aye: Councilman Willden,**
93 **Councilwoman Baertsch, Councilman McOmber, Councilwoman Call, Councilman Poduska.**
94 **Motion passed 5 - 0.**
95

96 **b. Consideration and Approval of the Award of Bid for Shay Park.**

97 Spencer Kyle noted that Shane Bennett from Public Improvements and Hugh Holt from Landmark
98 design were both here. There was a base bid and 16 alts to see how far we could stretch our dollars
99 and prioritize. They need to know what alts the Council would like to include.

100 Hugh Holt commented that when they prepare the estimates they often include 10% contingency for
101 unforeseen circumstances, it's included in their estimates but that is not included in the bid. When
102 there are unforeseen circumstances that change order comes out of the contingency.

103 Spencer Kyle noted that when they choose to put in a change order it is because it's in our best interest.

104 Mark Christensen noted an example that could come in as a change order like quantities of soil needed.
105 Some quantities they can get right on but some are estimates and they do their best to get the
106 estimates close.

107 Councilwoman Baertsch noted it was a matter of what they wanted to fund and what do we really want
108 to do now that doesn't make sense to go back and do later. One of those items for her would be the
109 pedestrian bridge. It's a big ticket item but if they don't do it now it will cost more later to tear it up
110 and put things back in. If we don't do it, it will throw things off, style of the park, a berm cut, and it's
111 one of the key design elements. Also we've talked about how to get residents involved, the trees by
112 the way, are additional that they put in. they talked about that it was a large park and because of
113 maintenance and things like that, sod is much more sure than seed and other options, so sod is key to
114 this.

115 Spencer Kyle noted at this point, seeding isn't even an option by the time they get to it it's too late

116 Shane Bennett noted with frost coming and things it needs to have time to germinate and get to a certain
117 height to withstand the winter.

118 Councilwoman Baertsch commented that if we have the contractor install it here she thinks it will be a
119 better product. With concrete and lighting it would be nice to have a wider walk area but the trails
120 will be wider and she doesn't think widening from 4' – 8' makes sense. She started to comment on
121 park signs.

122 Councilwoman Call interjected, asking about the walkways, what did we increase our sidewalks to; did
123 we do 4' to 5'?

124 Mark Christensen responded that where this is already built it would be in our standards.

125 Councilwoman Baertsch replied it's an existing sidewalk that has been in for years. Adding 1 foot to put
126 it up to code doesn't make any sense.

127 Mark Christensen noted that it is predominantly used by students walking to school and they usually take
128 the most direct route.

129 Councilwoman Baertsch continued that they had talked about getting the high school shop classes
130 involved in making the signs. (Councilwoman Call noted the principal was on board with that).

131 Mayor Miller noted the same would be done with bike racks.

132 Councilwoman Baertsch asked if picnic tables were additional or under the pavilion.

133 Shane Bennett replied these were under the pavilion.

134 Councilwoman Baertsch thinks we can get eagle projects and things to help build some of those
135 additional picnic tables. We had talked about whether or not lighting was funded and if we kept it as
136 road base parking lots to start we still needed to get lighting installed.

137 Hugh Holt responded that the way it's bid in a base bid includes conduits throughout the park but not the
138 lights, the poles are purchased by the city. He said the base includes the conduits; the alt for the
139 parking lot would include installing the lights.

140 Jeremy Lapin pointed out that if they didn't choose those alts but still wanted the lighting it would be an
141 extra cost.

142 Councilman Willden asked if the parking lot wasn't paved would it be gravel or dirt.

143 Councilwoman Call interjected that we did just the gravel at Neptune Park and it lasted only a year with
144 pot holes.

145 Councilman McOmber noted they waited at Neptune because of the economy; there was a little method
146 to the madness but we don't have that here, it may not make as much sense.

147 Councilwoman Baertsch commented that the playground equipment in the base bid is a playground
148 surround and we would be purchasing the equipment because we can get it less expensive.

149 Hugh Holt commented that in the base bid there is a swing set and spinning top. The city will purchase
150 equipment and the contractor installs.

151 Councilman McOmber remarked on the theory behind the discussion in the parks committee. Neptune
152 has been successful and well used, it's well-equipped. We've moved from not so many little pocket
153 parks to more regional parks that are impressive. It also helps economically and they wanted to
154 continue that. They wanted to do something that people would think was very cool. Neptune is more
155 modern, this park has a more historical, train feel. We are going to work with Daughters of the Utah
156 Pioneers and other organizations. He doesn't think we should do the interpretive signs now because

157 we could get some of the organizations to help with those. The pedestrian bridge is the icon of the
158 park. They are going to see this bridge over the arch and it will be the anchor visibility of wow. The
159 view is very nice from there as well. He would encourage the council to get the pedestrian bridge it's
160 not feasible to do it later. He feels the restroom is a big pill to swallow but if they are having the train
161 rides, kids are going to need to use the restroom while waiting. He feels a lot of kids will want to ride
162 it and it will become very popular. Also with any sports on the field they will need the bathrooms.
163 On the concrete mow curb, he asked if they could get clarification.
164 Hugh Holt responded that any of the trees have mulch and no grass so the parks department wanted a
165 curb around it to separate it from the grass and to keep the grass from growing in around the trees
166 Councilman McOmber noted we need to look at the long term costs, if this is going to save labor later we
167 need to consider it. He thinks we should do litter receptacles, we are looking at getting branded
168 benches, that would have our name and the receptacles would have the logo. He would do Eagle
169 Scout projects on additional tables and bike racks. The trees, let's not do this here, for trees maybe
170 we have residents help with that perhaps at an Arbor Day event. The playground equipment, if you
171 don't have something for the kids to do then the kids will start vandalizing. This isn't everyday play
172 equipment. This is very cool theme based equipment. It feels opposite of high tech Neptune park,
173 more of an old time feel. Long term this park has potential as a historic site not just a playground.
174 Councilwoman Call appreciated all the time and effort put into this from all parties. She loves the park
175 and design and thinks it would be a huge draw to Saratoga Springs, but can we afford it. She asked
176 what sits in the Impact fee account.
177 Mark Christensen responded that he met with Chelese and noted they had a good year.
178 Councilman McOmber wanted the number from the park a few weeks ago for fund in lieu of, how much
179 are they giving.
180 Mark Christensen didn't think they had the Western Hills numbers yet.
181 Jeremy Lapin thought it was over \$100,000 that they would invest in this park which would be better for
182 their residents.
183 Councilman McOmber commented to keep that in mind.
184 Mark Christensen mentioned that this year to date they had about \$502,000 in park impact fees, and they
185 have a budget of \$450,000 so they are \$52,000 over as of April. We collected additional in May so
186 now they have about \$576,000 total. Some of that is programed into budgeting but all said it would
187 leave about \$366,000 in park impact fees not budgeted for any specific project.
188 Councilwoman Baertsch asked does that include the Benches?
189 Mark Christensen replied no. That is in a different fund.
190 Councilwoman Call crunched her numbers and including the pedestrian bridge, restroom, sod, and
191 parking lots, her total cost is \$2,337,053. That takes us over budget. She thinks we just need to
192 decide, do we take \$300,000 from something else like baseball or do we go without. The pedestrian
193 bridge needs done now and in the scheme of the park, while it's a big chunk, it's not like it's half the
194 cost and it's probably a must have. She thinks the park needs a restroom but if they don't have things
195 up and running yet do they need the restroom yet.
196 Councilwoman Baertsch asked if the base bid included stubbing it if they don't put the facility in yet.
197 Councilwoman Call asked if we didn't do the restroom up front how much would it be to do it later.
198 Hugh Holt responded that it would be stubbed and the restroom cost includes electrical costs and other
199 elements and the restroom.
200 Shane Bennett thinks to add 10% later if you bid it out as its own project.
201 Councilwoman Call looked at the fee in lieu at approximately \$100,000, if we can get by without a
202 restroom now and if we did the pedestrian bridge, both parking lots, and have the contractors do the
203 sod the number she has over the budgeted amount is about \$154,000 which is essentially the cost of
204 the park that would be benefitted, so that would be a doable number. She is antsy about the
205 playground when she can't afford it.
206 Councilman McOmber thinks we can afford it, it's just if they want to borrow it from themselves or not.
207 Mark Christensen commented that if your goal is to only use impact fees that is the number they have
208 now, but by the end of the fiscal year they may collect another \$50,000. So by the end of the project
209 they will have collected a few more months of park impact fees that they could use for this. If they

210 lent money from another fund and reimburse ourselves, it's not like we would have to bond for it,
211 it's a matter of lending ourselves the money until we reimbursed ourselves. It would not impact any
212 critical projects. If you are looking at can we fund this, we could. We have money for example that
213 we set aside for fleet replacement, could we take a little from that? Yes. It is a question of which
214 direction the Council wants to go.

215 Spencer Kyle also mentioned that if the question is could we manage the cash flow, the answer is yes.
216 Councilwoman Call said her question ultimately is we tend to let things pay for themselves. If we want
217 to do it as a capital project they need to have that discussion. She is more apt to lend ourselves the
218 money. She thinks it goes back to what do we want to provide. We just need to have that discussion.

219 Mark Christensen thinks that's the critical discussion the Council needs to make. If they did all the bid
220 alts, if the council directed them to do that they have money in impact fees and other places they
221 could lend themselves the money and they would set up a fund to repay it. Could they do that? Yes,
222 are they reducing some contingency fees elsewhere? Yes. Is it a bad situation to be in? It just
223 depends on the situations that come up. It's a policy decision.

224 Councilwoman Call thinks they know where she sits on it and would like to hear the rest of council.
225 Councilman Poduska commented that we want to be fiscally responsible and he is concerned about
226 spending it all on just one park. Somethings can't be delayed. He asked how long before the trains
227 are operational.

228 Councilwoman Baertsch responded about a year, they had talked about next summer.

229 Councilman Poduska continued that he was thinking one of big expenses is the bathroom, if they wait
230 until the next summer, they will have accumulated impact fees that could pay for the bathroom that
231 is already stubbed in and this may allow us to reserve some funds for primarily baseball that keeps
232 coming up from the community. The City wants to expand the leagues. We would then have some
233 funds for acquisition of land and have some funds left over for development of diamonds and
234 development of leagues. Because of the expense, and because it may not be needed until a year from
235 now, maybe hold the restrooms. He agrees that the bridge would be a substantial icon and hard to do
236 later. He agrees with Councilman McOmer that the signs could be done by other volunteers. He
237 thought we would need the west parking area but could the east parking area be delayed until the
238 installation of the railroad.

239 Councilwoman Baertsch that that would be a good point but in waiting we would have extra costs in
240 mobilization, the 10% brought up earlier.

241 Councilman Poduska noted those two items would be \$300,000. If it was a slight increase a year from
242 now when they have more impact fees, those are the primary concerns. They could in some ways
243 reserve some of the money for additional park structures.

244 Councilman Willden pointed out that he has found over the years that if you don't do things right the
245 first time you end up having problems and need to fix it and do it over later and spend eventually
246 even more money. He thinks they should put in the amenities that need done now and not make it a
247 half park. He wouldn't have concerns to allocate the additional \$366,000 to this project; it's not
248 going to get us a baseball field.

249 Councilwoman Call wanted to clarify what they have now is restrooms, playground, parking, bridge and
250 sod. Those were more than \$366,000 and what would Councilman Willden back off on then.

251 Mark Christensen noted it did not include contingency.

252 Councilman Willden would back off on one of the playground equipment. But he didn't know which
253 playground item what which component.

254 Councilman McOmer noted the difference between boulders and ropes and the train.

255 Councilman McOmer would be ok with the train and holding off on the boulders and ropes.

256 Mark Christensen noted there was talk of scarcity, but if the Council wants to fund more or less of these
257 amenities, they can find the funds. It is dependent on what they want; if they hold off on a restroom
258 today and next year it costs and additional \$20,000 then maybe that's not a good choice. It comes
259 down to how they want to do this. It may or may not be worth waiting if for instance they raise the
260 cost several thousand by waiting. Will it stop our other goals, no it will delay it. We do have the
261 extra, it's a matter of how badly do you want to move forward with your other projects vs. this.

262 Councilwoman Baertsch asked where we are at with planning on baseball, how close are we to going out
263 for architectural design.

264 Mark Christensen responded that if the council wanted we could start designing that park now with some
265 of those funds he mentioned, would it give them a better idea of what it would cost? Yes. If you want
266 to hold the budget at 2 million and make a mutually exclusive decision, they could do that. They
267 could earmark all the other funds toward baseball, but they couldn't afford to go build a quad right
268 now, but perhaps in six months they might be able to build a quad.

269 Mayor Miller would like to see them break ground on a Ball Park next spring.

270 Councilwoman Baertsch asked how close are we really to acquiring that land and actually being able to
271 move forward, if we are far out it doesn't make sense to delay this.

272 Mark Christensen if everything aligns optimistically we could be ready to break ground next spring. The
273 question is if they want to cash fund everything next spring then there would be a problem. If there is
274 an interim or short term bond or something, there are other funding options we could look at but
275 fundamentally if we go over budget now, then they couldn't spend that on baseball next spring.

276 Councilman McOmber wanted to put both playground components back in.

277 Mark Christensen commented that if you take the money we get from the land sale in Harbor Bay and
278 \$100,000 from the Shay Park and the \$336,000 then we are roughly there.

279 Councilman McOmber continued that if we postpone and we add 10-15% to do it later, we just added a
280 big interest, but we could get a loan from ourselves that is basically interest free now. Also on the
281 litter receptacles, he likes the idea of going to local business to sponsor them with their logos on
282 them.

283 Councilwoman Call would like to ask the way they funded parks in the past, park impact fees have been
284 the only source of revenue.

285 Mark Christensen replied largely yes.

286 Councilwoman Call continued so fund 35 funds is our rainy day fund beyond the 25%, philosophically
287 speaking do we want to use fund 35 this time or do we want to keep parks paid for by impact fees.
288 Are we going to pay it back or are we just going to take it.

289 Councilman Willden would be ok lending a portion of fund 35 and pay it back with impact fees to do it
290 right at this time with the alts they've discussed, and we can pay ourselves back pretty quickly. Once
291 the baseball comes he believes we will need to look at ways to finance that, it wouldn't be a cash
292 option.

293 Councilman McOmber feels that people who move here 10-15 years from now should help pay for a
294 sports complex because they will benefit from it for years to come. The people that live here now
295 shouldn't have to foot the whole bill. On Fund 35 he feels that is a good place for contingency and
296 then have a loan from ourselves and pay it back. And discuss it as a may pay back not a shall.

297 Mark Christensen is suggesting if they do loan money for this park it wouldn't be defunding any
298 necessary funds like computer replacements, there are enough other things they can defund.
299 Optimistically they could have another several \$100,000 to transfer in to that account at the end of
300 the year.

301 Spencer Kyle would recommend that where we have a revenue source for this, park impact fees, that we
302 use it to pay the money back.

303 Councilwoman Baertsch mentioned that when we wait too long to do a new improvement to a park we
304 will want to spell out that we are not trying to cure a deficiency but we are always planning on
305 phasing the park improvements.

306 Mark Christensen thinks we need trash cans the day it opens and thinks it's a great idea to get the school
307 to help but they may want us to donate the materials.

308 Councilman McOmber noted businesses may donate the materials.

309 Councilman Willden said garbage needs to be added. It would be awful to not have any cans when it
310 opened.

311 Councilwoman Call said her calculations were about 2.77 million dollars that we would need that cash
312 on hand to foot the bill.

313 Spencer Kyle indicated that whatever direction the council gives, staff will come back with the plan of
314 how we'll fund it, from which funds.

315 Councilwoman Call recapped that we fund the park, add in the bridge, restrooms, both playgrounds, the
316 parking lots, the trash receptacles, and the contingency along with the sod installed. We do not
317 borrow money except from ourselves, we do not have increased costs later from coming back in and
318 we are at \$756,000 over budget; that is what she is hearing.
319 Councilman Willden commented that it sounds like there is a likelihood that we may not need to borrow
320 from ourselves.
321 Mark Christensen commented they probably would.
322 Jeremy Lapin asked what the time frame was for construction. The invoices will be staggered as the
323 construction occurs.
324 Shane replied they would like to be done by Nov. 19, and start as soon as we can.
325 Jeremy Lapin remarked that we won't have full payout until Dec. so for those 7 months we will be
326 collecting impact fees.
327 Councilman Willden wondered should we pay ourselves interest back into fund 35, it's good financial
328 business to do so.
329 Spencer Kyle it's up to you, he would recommend if they do to pay it back at PTIF interest rate.
330 Mayor Miller commented that we learned from Neptune Park that the parking lot was a bad idea so that
331 is something we should do, the pedestrian bridge, restroom, trash receptacles (8 or 10 in the bid).
332 Councilwoman Baertsch asked should we do them all now.
333 Spencer Kyle noted we would have to bid a logo for them.
334 Mayor Miller stated that it sounds like we have a plan, he thinks we are probably doing what's right.
335 Spencer Kyle noted that the lowest bidder is Cracar Construction at \$1,992,973.88 add to that some
336 contingency that he will verify the numbers.
337 Tim Maynes with Allstate construction commented that currently they are not showing as the low bid,
338 but he wanted to bring one item, that only a qualified contractor may be considered for a bid. The
339 prequalification was included in the packet. He wants to make sure all bidders are qualified.
340 Mark Christensen mentioned that they will say they bid it to the lowest qualified bidder.
341 Tim Maynes said if you look at the parking lots three bidders on the parking lot are right at the same
342 place and he would question why Cracar are much lower before they go with that bid.
343 Mark Christensen appreciates those comments and they will do due diligence.
344

345 **Motion by Councilman McOmber to approve award of bid for Shay Park with the base bid plus**
346 **alternates 1, 2, 4, 5, 7, 14, 15, and 16 to the lowest qualified contractor as verified by our**
347 **consultant, and also a contingency of roughly \$180,000 based on consultant recommendation.**
348 **Seconded by Councilwoman Baertsch.**
349

350 Mark Christensen asked if he would amend the motion to authorize staff and Mayor to make that
351 contract when it is determined.
352 **The amendment was accepted** by Councilman McOmber and Councilwoman Baertsch.
353 Councilwoman Call asked if there are change orders on the contingency would that come back to us.
354 Mark Christensen if over \$180,000 then they would bring that back.
355 Councilwoman Baertsch commented that this is exciting to get this going. We are excited and she
356 appreciates Council's work we are trying to be very very frugal and methodical and careful and
357 making sure we are doing the best we can.
358 Councilman Willden appreciates a lot of time put into this, it's hard to be objective. He appreciates
359 Councilwoman Baertsch and Councilman McOmber who have been there in the discussions
360 coming in and really saying what they needed.
361

362 **Aye: Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman Call,**
363 **Councilman Poduska. Motion passed 5 - 0.**
364

365 **4. Reports:**
366 **a. Mayor.**

367 We were approached by Surfing the City and with only two weeks it would be difficult to pull it off but
368 he would like to look at that for next year. It would incorporate more water into the Splash.
369 Mark Christensen will pass that along to AnnElise Harrison and Civic Events.

370 **b. City Council**

371 Councilwoman Call felt they had an awesome lake month. June 6th is Utah Lake Festival. Currently
372 there is a must kill order on Northern Pike. Decontamination trailers are being routed between three
373 northern marinas to help prevent mussels getting into to the lake. There have been 840,000lbs of carp
374 taken out of the lake so far. Phragmite have been treated over 6,000 acres of shore line this year and
375 we will be smashing. Field trips were a huge success this year; they will be adding a Saratoga trip
376 this year. We have implemented an adopt-a-shoreline program. They are organizing a 501c3 arm for
377 tax collection agency. The Get into the River was hard because the parking lot was full from soccer.

378 Owen Jackson noted it got better later.

379 Councilman McOmber had concerns about the overlay on Redwood Road and Pioneer Crossing. They
380 claim that is their standard but he checked out a few other overlays UDOT had done and ours was
381 the only one that was that rough with holes. He believes the contractor did not do the job right and
382 would like us to do an investigation on it. It is worse north bound on Redwood Road on the eastern
383 lane.

384 Jeremy Lapin will look into it.

385 Councilman McOmber encourages people to go to splash. He commented that Inlet Park needs to be
386 striped in both parking lots. Thank you for the monument sign that has been mowed.

387 **c. Administration communication with Council**

388 Owen Jackson wanted them to be aware of the attention being made towards water conservation in
389 conjunction with splash. The Cold Stone ribbon cutting is at 11:30 a.m. on June 13th.

390 Council asked if they were riding in the boat for the parade. And could we have a sign on the boat that
391 says City Council.

392 **d. Staff updates; inquires, applications and approvals**

393
394 **5. Reports of Action.** – None.

395
396 **6. Motion to enter into closed session for the purchase, exchange, or lease of property, pending or**
397 **reasonably imminent litigation, the character, professional competence, or physical or mental health of**
398 **an individual.**

400 **Motion made by Councilwoman Call to enter into closed session for the purchase, exchange, or lease of**
401 **property, pending or reasonably imminent litigation, the character, professional competence, or**
402 **physical or mental health of an individual. Seconded by Councilman Poduska. Aye: Councilman**
403 **McOmber, Councilwoman Baertsch, Councilman Willden, Councilman Poduska and**
404 **Councilwoman Call. Motion passed unanimously**

405
406 **Meeting Moved to Closed Session 9:09 p.m.**

407
408 **Closed Session**

409
410 **Present:** Mayor Miller, Councilman Willden, Councilwoman Baertsch, Councilman McOmber, Councilwoman
411 Call, Councilman Poduska, Mark Christensen, Kevin Thurman, Spencer Kyle, Nicolette Fike

412
413
414 **Closed Session Adjourned at 9:42p.m.**

415
416 **Policy Meeting Adjourned at 9:42p.m**

420
421
422
423
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427

Date of Approval

Mayor Jim Miller

Lori Yates, City Recorder

City Council Staff Report

Author: Chelese M. Rawlings, Finance Manager
Subject: Budget Amendments
Date: June 1, 2015
Type of Item: Resolution



Summary Recommendation: Staff recommends approval of the following by resolution amending the budget for the fiscal year 2014-15.

Description

A. Topic

This is the seventh budget amendment for the fiscal year 2014-2015.

B. Background

The first, second, third, fourth, fifth, and sixth budget amendments were brought to council and approved on September 16, 2014 and October 21, 2014, December 2, 2014, January 20, March 17, and May 5, 2015 respectively for fiscal year 2014-15. Attached is the detail of the requested budget amendments for this seventh budget amendment.

C. Analysis

Additional budgeted expenditures are detailed in the attached spreadsheet.

Recommendation: Staff recommends approval of the resolution amending the budget for the fiscal year 2014-15.

2014-2015 Budget Amendment Supplemental #7

G/L Account	Department	Description	Current FY 2015 Budget	New Budget Amount	Increase (Decrease)	Notes/Comments
General Fund						
<u>Expenditures</u>						
10-4147-500	Justice Court	State Justice Court Fees Paid	95,000	112,000	17,000	State court fees based on type and number of cases the court does
10-4160-530	General Gov Bldg and Grounds	Greenbelt Property Tax	-	3,000	3,000	Property Tax transfer
10-4570-550	Civic Events	City Celebrations	23,029	25,029	2,000	revenue above city match
10-4570-600	Civic Events	Other City Wide Events	20,800	23,800	3,000	revenue above city match
Parks - Capital Projects Fund						
<u>Expenditures</u>						
32-4000-689	Parks Impact Fund	HH Detention Basin Trail	32,365	32,828	463	project over budget
32-4000-691	Parks Impact Fund	Harvest Hills Regional Park	97,328	106,578	9,250	project over budget
32-4000-692	Parks Impact Fund	HH Plat A Native Park	65,344	65,516	172	project over budget
32-4000-693	Parks Impact Fund	Shay Park	2,000,000	2,760,000	760,000	Estimated costs
new code	Parks Impact Fund	Sports Complex Design	-	200,000	200,000	Design for the Sports Complex
Road Impact Fund						
<u>Expenditures</u>						
new code	Road Impact Fund	800 West Signal	-	300,000	300,000	Signal for 800 West - funded with Road Impact Fund Balance
33-4000-749	Road Impact Fund	Pioneer Crossing Betterments	726,100	790,110	64,010	Change orders, additional waterline, upsizing electrical boxes, and new signs for 800 W
Capital Fund						
<u>Expenditures</u>						
35-4000-683	Capital Fund	Telephone System	-	34,701	34,701	Telephone System
35-4000-670	Capital Fund	Loch Lomond Crosswalk	10,000	18,000	8,000	Project estimated cost
Water Fund						
<u>Expenditures</u>						
51-5500-100	Water Operations	Depreciation	-	850,000	850,000	BOOK ENTRY ONLY for Budget
Sewer Fund						
<u>Expenditures</u>						
52-5500-100	Sewer Operations	Depreciation	-	610,000	610,000	BOOK ENTRY ONLY for Budget
Sewer Impact Fund						
<u>Expenditures</u>						
53-5500-100	Sewer Impact	Depreciation	-	115,000	115,000	BOOK ENTRY ONLY for Budget
Storm Drain Fund						
<u>Expenditures</u>						
54-5500-100	Storm Drain Operating	Depreciation	-	410,000	410,000	BOOK ENTRY ONLY for Budget
Garbage Utility						
<u>Expenditures</u>						
55-4010-300	Garbage Operations	Sanitation	704,351	775,351	71,000	Using fund balance to purchase more recycle cans for new residences
Culinary Water Impact						
<u>Expenditures</u>						
56-5500-100	Culinary Water Impact	Depreciation	-	1,050,000	1,050,000	BOOK ENTRY ONLY for Budget
Secondary Water Impact						
<u>Expenditures</u>						
57-5500-100	Secondary Water Impact	Depreciation	-	250,000	250,000	BOOK ENTRY ONLY for Budget
					4,757,595	

RESOLUTION NO. R15-28 (6-16-15)

A RESOLUTION AMENDING THE CITY OF SARATOGA SPRINGS BUDGET FOR FISCAL YEAR 2014-2015 AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Saratoga Springs has found it necessary to amend the City's current 2014-2015 fiscal year budget;

WHEREAS, pursuant to state law, the City Council has conducted a public hearing on the proposed amended budget; and,

WHEREAS, the City Council has determined that the proposed budget amendment is in the best interests of the public, will further the public health, safety, and welfare, and will assist in the efficient administration of City government.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SARATOGA SPRINGS, UTAH, THAT:

1. The City of Saratoga Springs does hereby adopt the amended 2014-2015 fiscal year budget as set forth and attached hereto.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon passage.

Passed on the 16th day of June, 2015

CITY OF SARATOGA SPRINGS
A UTAH MUNICIPAL CORPORATION

Signed: _____
Jim Miller, Mayor

Attest: _____
City Recorder

Date

2014-2015 Budget Amendment Supplemental #7

G/L Account	Department	Description	Current FY 2015 Budget	New Budget Amount	Increase (Decrease)	Notes/Comments
General Fund						
<u>Expenditures</u>						
10-4147-500	Justice Court	State Justice Court Fees Paid	95,000	112,000	17,000	State court fees based on type and number of cases the court does
10-4160-530	General Gov Bldg and Grounds	Greenbelt Property Tax	-	3,000	3,000	Property Tax transfer
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Road Impact Fund						
<u>Expenditures</u>						
new code	Road Impact Fund	800 West Signal	-	300,000	300,000	Signal for 800 West - funded with Road Impact Fund Balance
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Secondary Water Impact						
<u>Expenditures</u>						
57-5500-100	Secondary Water Impact	Depreciation	-	250,000	250,000	BOOK ENTRY ONLY for Budget
					4,757,595	



**Cahill LDS Church
General Plan Amendment and Rezone - Public Hearing
Concept Plan - Informal Review
June 16, 2015**

Report Date:	June 9, 2015
Applicant:	Evans and Associates Architecture, Chad Spencer
Owner (if different):	Corporation of the Presiding Bishopric of the LDS Church
Location:	163 West Ring Road
Major Street Access:	Redwood Road
Parcel Number(s) and size:	a portion of 59:002:0135, ~5.17 acres
General Plan Designation:	Regional Commercial
Proposed General Plan Designation:	Neighborhood Commercial
Zone:	Regional Commercial
Proposed Zone:	Neighborhood Commercial
Adjacent Zoning:	R-3, RC
Current Use:	Undeveloped
Adjacent Uses:	Residential, future commercial
Previous Meetings:	5/28/15, reviewed by Planning Commission
Land Use Authority:	City Council
Future Routing:	None
Type of Action:	Legislative
Planner:	Sarah Carroll

A. Executive Summary:

The applicant is requesting a General Plan (GP) amendment and Rezone for 5.17 acres of property located at approximately 163 West Ring Road in order to submit applications for a new church in this location. The request is to change the land use designation and zone from Regional Commercial (RC) to Neighborhood Commercial (NC). Churches are Conditional uses in the NC zone, but are not allowed in the RC zone.

Staff Recommendation:

Staff recommends that the City Council conduct a public hearing and take public comment on the Rezone and GP Amendment applications, give the applicant feedback on the concept plan, and select from the options in Section "H" of this report. Options for the Rezone and General Plan Amendment include approval, continuance, or denial.

B. BACKGROUND: The subject site is zoned Regional Commercial (RC). The RC zone does not permit churches. The applicant is in need of a new church in this vicinity and would like to

request a zone that allows a church. Staff recommends the Neighborhood Commercial zone rather than a residential zone to preserve the Commercial intent in this area. Also, if the site were to be re-developed at some point in the future, neighborhood commercial zoning would still be in place and would provide a transition from Residential zoning to Regional Commercial zoning. Staff does not recommend residential zoning in this location and recommends that the commercial zones be retained for future commercial needs of the City. The requested changes would allow the applicant to move forward with applications for a new LDS church in this location; churches are a conditional use in the NC zone.

C. SPECIFIC REQUEST:

The applicant owns an 8.27 acre parcel in this location and is requesting a rezone and general plan amendment for 5.17 acres from RC to NC; the remaining property would remain in the RC zone. The attached concept plan indicates the proposed site layout for the church building which is proposed to face Ring Road with two access points onto Ring Road. A retaining wall, landscaping, and fencing on the west side of the site will create a buffer between the existing residential lots and the proposed church parking lot.

D. PROCESS:

General Plan Amendment and Rezone

Section 19.17.03 of the City Code outlines the requirements for a Rezone and General Plan Amendment, requiring all petitions for change to be reviewed by the City Council after receiving a formal recommendation from the Planning Commission.

The development review process for rezone approval involves a formal review of the request by the Planning Commission in a public hearing, with a formal recommendation forwarded to the City Council. The City Council will then hold a public hearing and formally approve or deny the rezone request.

Concept Plan

Section 19.17.02 of the Code also states "*Petitions for changes to the City's Zoning Map to all land use zones shall be accompanied by an application for Concept Plan Review or Master Development Agreement approval pursuant to Chapter 19.13 of this Code.*" The developer shall receive comments on the Concept Plan from the Development Review Committee, Planning Commission, and City Council to guide the developer in the preparation of subsequent applications.

The applicants have submitted a Concept Plan application for the previously referenced development. Per Section 19.13 of the Code, the process for a Concept Plan includes informal review of the plan by both the Planning Commission and the City Council. No public hearing is held, and a recommendation is not required.

E. COMMUNITY REVIEW:

The rezone and GP portions of this application have been noticed as a public hearing in the *Daily Herald*, and mailed notice sent to all property owners within 300 feet of the subject property at least 10 days prior to this meeting. As of the date of this report, no public input has been received. The Concept Plan does not require a public hearing.

Planning Commission Recommendation:

The Planning Commission reviewed the proposed Rezone and General Plan Amendment applications on May 28, 2015 and forwarded a recommendation for approval. Regarding the concept plan, the Commission pointed out that three feet of landscaping is required between the dumpster enclosure and abutting parking stalls. The Planning Commission recommended a fence around the site. Draft minutes from that meeting are attached.

F. GENERAL PLAN:

The site is designated as Regional Commercial on the adopted Future Land Use Map. The applicant is requesting to change 5.17 acres from the Regional Commercial designation to the Neighborhood Commercial Designation. This change will allow the applicant to proceed with an application for an LDS church at this location and will provide a transition between residential development and future Regional Commercial development in this area. The Neighborhood Commercial designation is defined by the General Plan in the following manner:

“Neighborhood Commercial. The Neighborhood Commercial designation is intended to identify locations where small-scale neighborhood oriented commercial developments are to be located. These commercial developments are to provide goods and services that are used on a daily basis by the surrounding residents.

Commercial structures in these areas shall be limited to 15,000 square feet. Neighborhood Commercial developments should be large enough to accommodate functioning traffic patterns but should not exceed 10 acres in size.

Parcels considered for this designation should be located in close proximity to residential areas where pedestrian activity between residents and the development is likely to occur. Improvements such as trails, seating and lighting that would help create gathering spaces and promote pedestrian activity are expected and shall be considered an essential part of developments in the Neighborhood Commercial areas.

Developments in these areas shall contain landscaping and recreational features as per the City’s Parks, Recreation, Trails, and Open Space Element of the General Plan. In this land use designation, it is estimated that a typical acre of land may contain 4 equivalent residential units (ERU’s).”

The applicant has submitted a Concept Plan to show justification of their request to amend the General Plan and rezone the property. While the proposed use is a church rather than commercial development, churches are conditional uses in the NC zone and are anticipated by the list of uses allowed in the NC zone.

G. CODE CRITERIA:

Rezoning and General Plan amendments are legislative decisions; therefore the Council has significant discretion when making a decision on such requests.

The Code criteria below are provided as guidelines, however are not binding requirements.

Rezone and General Plan Amendments

Section 19.17.04 outlines the requirements for both a rezone and a General Plan amendment, and states:

The Planning Commission and City Council shall consider, but not be bound by, the following criteria when deciding whether to recommend or grant a general plan, ordinance, or zoning map amendment:

1. the proposed change will conform to the Land Use Element and other provisions of the General Plan;

Consistent. *The application (Rezone) conforms to the Neighborhood Commercial category identified in the General Plan. Staff recommends that the General Plan Land Use Element be amended to allow a transition between the abutting residential and regional commercial zones. Such amendment will be consistent with the provisions of the General Plan.*

2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;

Consistent. *The proposed change will allow the placement of the neighborhood commercial zone between existing residential homes and property that is currently zoned Regional Commercial. Allowing the neighborhood commercial zone in this location will allow for a transition between zones while still leaving approximately 19 acres of RC zoning abutting the subject site. Retention of commercial zoning in this location is important for the future needs of the City.*

3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; and

Consistent. *The applications do not negatively impact development of the site; the proposed use will provide an appropriate transition between residential and commercial uses.*

4. in balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change.

Consistent. *As the residential population of this community continues to grow, additional church sites will be needed throughout the City. The proposed site will serve the public by providing a new church site in this location to address current demand and will provide a transition between residential and commercial uses.*

Concept Plan - Code

- 19.04, Land Use Zones (reviewed according to NC zone) – **Complies**
 - Use – Church (Conditional Use in NC zone) – **Complies**
 - Minimum Lot Size – 20,000 square feet – **Complies**
 - Setbacks – front/rear/sides: 25 feet each – **Complies**
 - Minimum Lot width: 100 feet – **Complies**
 - Minimum Lot Frontage: 100 feet – **Complies**
 - Maximum Height of Structures: 35 feet – **Complies**
 - Maximum Lot Coverage: 50% - **Complies**

- Maximum Building Size: 15,000 square feet for commercial buildings. This is not a commercial building – **Complies**
- Landscaping Requirements: 25% of the project area shall be used for landscaping, sensitive lands shall be protected – **Complies**
- Trash Storage: shall comply with Section 19.14.04(4) which requires materials that match the building and a solid gate – **Can Comply** (to be reviewed with site plan application)
- Sensitive Lands: Sensitive lands shall not be included in the base acreage when determining number of ERUs permitted – **Not applicable**
- 19.06, Landscaping and Fencing – **Can Comply** (more information needed)
 - General Provisions
 - Automatic irrigation required
 - Sight triangles must be protected
 - All refuse areas (including dumpsters) must be screened
 - Landscaping Plan – TBD through site plan process
 - Planting Standards & Design – to be provided at a later date (Site Plan)
 - Amount – TBD through site plan process
 - Fencing & Screening – TBD through site plan process (No Chain-link)
- 19.09, Off Street Parking – **Can Comply**
 - Parking Requirements / Design – TBD through site plan
 - Lighting - TBD
 - Dimensions - **complies** (9' x 18')
 - Accessible – **complies**
 - Provided
 - Landscaping - **complies**
 - One island for every 10 parking stalls
 - Min. 8' boundary strip required along perimeter of all parking areas
 - Pedestrian Walkways & Accesses – **complies**
 - Minimum Requirements – **complies**
 - Church Requirements:
 - 1 stall per 3 seats**
 - ** Exception – the minimum for these uses may be exceeded by more than 25%.
 - There will be 242 seats in the chapel requiring 81 stalls: 271 stalls are shown
- Section 19.13, Process
 - General Considerations: General Plan, Natural Features, Community & Public Facilities
 - GP amendment is requested, use is contemplated in NC zone
 - No natural features are impacted
 - Notice / Land Use Authority
 - Concept to PC and CC
 - Rezone / GP requires public hearings with PC and CC, and notice to 300'.
 - Site Plan / Subdivision will require public hearings with PC and public meeting with CC, and notice to 300'.

- 19.14, Site Plans.
 - Will be reviewed at time of Site Plan submittal.
 - Initial concept comments:
 - Screening between commercial and residential areas will be required.
- 19.15, Conditional Use Permit.
 - Will be reviewed at time of site plan submittal.
- 19.18, Signs.
 - Will be reviewed at time of site plan submittal.

H. Recommendation and Alternatives:

Staff recommends that the City Council give the applicant informal feedback and direction on the Concept Plan.

Staff also recommends that the City Council conduct a public hearing on the Rezone and General Plan Amendment, take public comment, discuss the petition for change, and then choose from the options outlined below:

Recommended Motion:

“I move to approve a General Plan Amendment and Rezone of approximately 5.17 acres from Regional Commercial to Neighborhood Commercial, for property located at approximately 163 West Ring Road, with the Findings and Conditions below:”

Findings

1. The General Plan amendment will not result in a decrease in public health, safety, and welfare as outlined in Section G of this report, which section is hereby incorporated by reference, as the neighborhood commercial use will provide a transition between residential homes and future commercial development.
2. The rezone is consistent with Section 19.17.04 of the Code, as articulated in Section G of this report, which section is hereby incorporated by reference. Specifically:
 - a. The rezone will conform to the amended Land Use Element and other provisions of the General Plan as it meets the Neighborhood Commercial category identified in the General Plan. The proposed use is a Conditional Use in the NC zone.
 - b. the proposed zone change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public as it creates a transition between residential and regional commercial zones.
 - c. the proposed zone change will not negatively impact the general purposes and intent of this Title and any other ordinance of the City.
 - d. community interests will remain unaffected by the proposed change.

Conditions:

1. Any conditions added by the City Council: _____
-

Concept Plan Review Comments:

- All requirements of the City Engineer shall be met, including those listed in the attached staff report

- All requirements of the Fire Chief shall be met.
 - Three feet of landscaping is required between dumpster enclosures and parking stalls.
 - Fencing is recommended around the site.
 - Any other comments stated by the City Council: _____
-

Option 2, Continuance

"I move to **continue** the Rezone and General Plan amendment to another meeting, with direction to the applicant and Staff on information and / or changes needed to render a decision, as follows:

1. _____
2. _____
3. _____

Option 3, Denial

"I move to deny the Rezone and General Plan Amendment of approximately 5.17 acres from Regional Commercial to Neighborhood Commercial, for property located at approximately 163 West Ring Road. I find that the application does not meet the requirements for a rezone or general plan amendment as more specifically stated below:

1. _____
2. _____
3. _____

I. Exhibits:

1. City Engineer's Staff Report
2. Zoning / Location Map
3. Draft PC Minutes, 5/28/15
4. Concept Plan

City Council Staff Report

Author: Jeremy D. Lapin, City Engineer
Subject: Cahill Chapel – Concept Plan and Minor Subdivision
Date: June 16, 2015
Type of Item: Concept Plan Review and Minor Subdivision



Description:

A. Topic: The applicant has submitted a concept plan application. Staff has reviewed the submittal and provides the following recommendations.

B. Background:

Applicant: Evans and Associates Architecture - Chad Spencer
Request: Concept Plan
Location: 163 West Ring Road
Acreage: Minor Sub 8.27 Ac – 2 lots; Concept Plan (for Rezone) 5.25 Ac

C. Recommendation: Staff recommends approval of the Minor Subdivision and that the applicant address and incorporate the following items for consideration into the development of their project and construction drawings.

D. Conditions for Minor Subdivision:

- A. Meet all engineering conditions and requirements in the preparation and recording of the plat.
- B. All review comments and redlines provided by the City Engineer are to be complied with and implemented into the Minor Subdivision Plat.
- C. Provide easements for all City Utilities located in the Plat Boundary if not within the ROW.
- D. Provide PUE's as required by City and State Code.
- E. Lot addressing shall be approved by the City's GIS department.

E. Proposed Items for Consideration for future development of property:

- A. Prepare construction drawings as outlined in the City's standards and specifications and receive approval from the City Engineer on those drawings

prior to receiving Final approval from the City Council.

- B. Consider and accommodate existing utilities, drainage systems, detention systems, and water storage systems into the project design. Access to existing facilities shall be maintained throughout the project.
- C. Comply with the Land Development Codes regarding the disturbance of 30%+ slopes.
- D. Incorporate a grading and drainage design that protects homes from upland flows.
- E. Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre for all developed property) and all UPDES and NPDES project construction requirements.
- F. Developer shall meet all applicable city ordinances and engineering conditions and requirements in the preparation of the Construction Drawings.
- G. Project bonding must be completed as approved by the City Engineer prior to recordation of plats.
- H. All review comments and redlines provided by the City Engineer are to be complied with and implemented into the construction drawings.
- I. All work to conform to the City of Saratoga Springs Standard Technical Specifications, most recent edition.
- J. Developer shall prepare and record easements to the City for all public utilities not located in a public right-of-way.
- K. Developer is required to ensure that there are no adverse effects to adjacent property owners and future homeowners due to the grading and construction practices employed during completion of this project.
- L. A benchmark for the project shall be provided.
- M. All features such as road cuts and existing utilities shall be shown on the utility plan.
- N. Provide all the City Standard Plat and Utility Notes.

City of Saratoga Springs
Planning Commission Meeting
May 28, 2015

Regular Session held at the City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

Planning Commission Minutes

Present:

Commission Members: Jeff Cochran, Jarred Henline, Kirk Wilkins, Sandra Steele, Hayden Williamson, Kara North, David Funk

Staff: Kimber Gabryszak, Sarah Carroll, Scott Langford, Kevin Thurman, Nicolette Fike, Mark Christensen

Others: Chad Spencer, Arian Karini, Mike Gaeta, Stefanie Lance

6. Public Hearing and Possible Recommendation: Rezone, General Plan Amendment and Concept Plan for Cahill Chapel located at 163 West Ring Road, LDS Church, applicant.

Sarah Carroll presented the rezone. The rezone is for Lot 1. The current zone is Regional Commercial. So the residents are aware that would be a maximum of 50' so that is more than two stories. They are requesting to downzone it because churches are not allowed in Regional Commercial. Neighborhood Commercial does allow a church as a conditional use which would be a further application. The future commercial could be many years out and nothing is proposed at this time. She showed a concept plan for the church. There will be some grade changes and a retaining wall will need to be put in. The church generally installs fencing.

Public Hearing Open by Chairman Jeff Cochran

No comment at this time.

Public Hearing Closed by Chairman Jeff Cochran

Jared Henline was in favor of the rezone and did not have questions about it.

Kara North did not have any additional comments.

Kirk Wilkins had no additional comments.

Hayden Williamson asked if there was any potential business in this zone that would be detrimental to the neighborhood.

Sarah Carroll noted that businesses in Neighborhood Commercial were better and less intense for a neighborhood.

Mark Christensen gave an example of what could be here under its current zoning, an auto repair shop, and they have seen complaints about those in other neighborhoods.

Hayden Williamson thought it was better for the neighborhood and works for the landowner.

David Funk clarified what was to be a pavilion on the plan. He was concerned about housing on the south side and wanted to know what the triangle area was.

Sarah Carroll would look into that further. (It was owned by one of the neighboring lots.)

David Funk wanted to make sure there was fencing going in.

Sarah Carroll said they usually do all three sides besides the entrance side.

Kevin Thurman noted the triangle piece is owned by one of the property owners in the circle.

Sandra Steele asked Arian to point out on the map where his property was.

Arian Karini pointed out his lot and wondered more what would be in the lot next to this. He thinks it's getting crowded and neighbors talk but don't do anything. He is aware of the good and bad in the area.

Sandra Steele appreciates what he said and noted she lived in the neighborhood too. And when you have a vacant lot near you, you never know what will go in. She also noted just south of them they did just put in 1 acre lots. Any larger than that and they don't really have the market for it yet. She had a comment for the architect; she complimented him that they put in a walkway where people wouldn't have to walk between

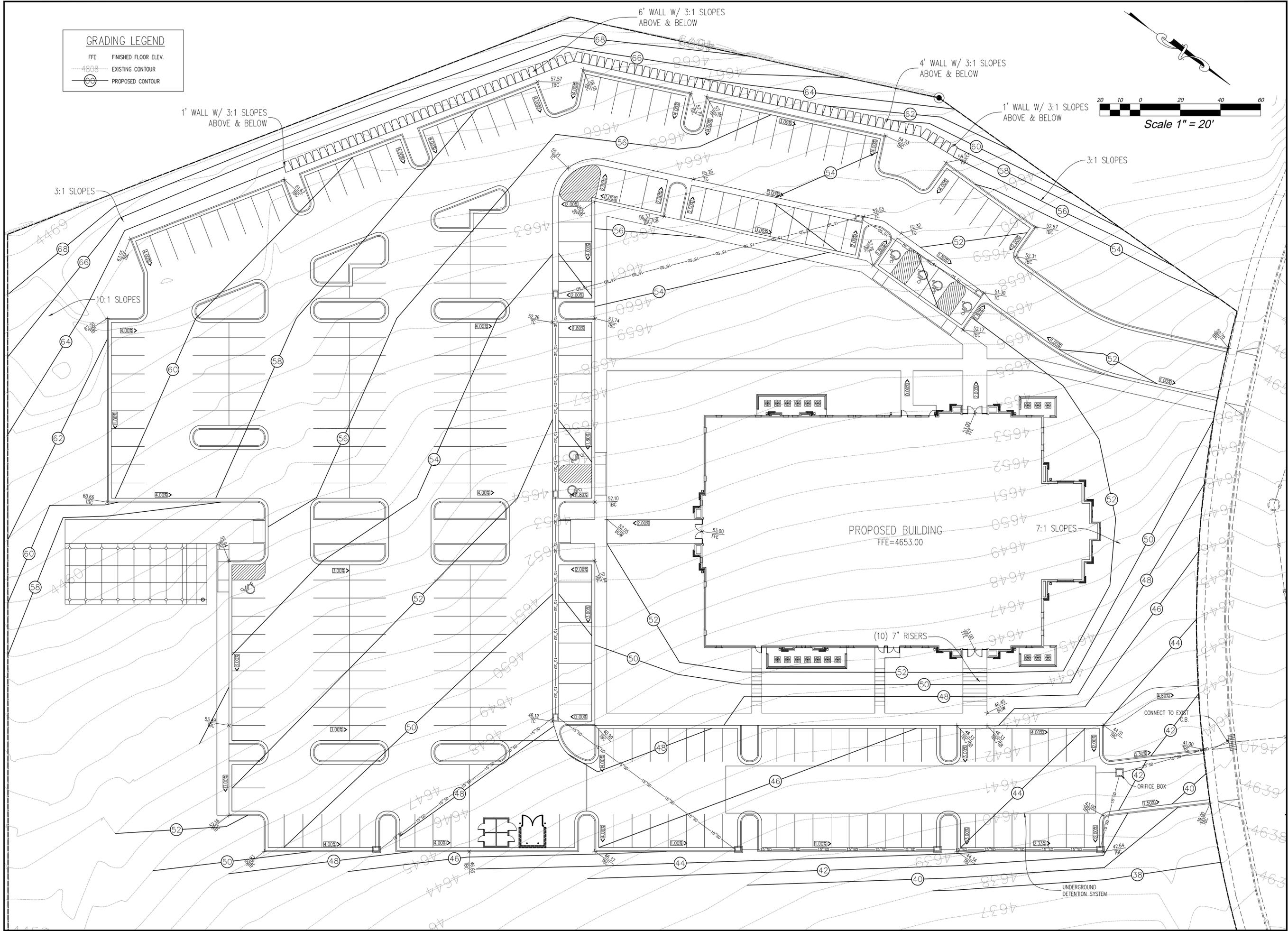
cars. She noted they required a buffer between a parking space and a garbage surround that can come back with their site plan. Since it will be a conditional use, if we feel it is a necessary thing to mitigate any problems they can require a fence. She asked if it was a meeting house or Stake Center.

The Applicant responded Stake Center.

Jeff Cochran had some comments he would save for the site plan. He didn't have any additional items.

Motion made by Kirk Wilkins to forward a positive recommendation to the City Council for the General Plan Amendment and Rezone of approximately 5.17 acres from Regional Commercial to Neighborhood Commercial, for property located at approximately 163 West Ring Road, with the Findings and Conditions in the Staff Report. Seconded by David Funk. Aye: Sandra Steele, David Funk, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North, Jarred Henline. Motion passed 7 - 0.

GRADING LEGEND	
FFE	FINISHED FLOOR ELEV.
4808	EXISTING CONTOUR
30	PROPOSED CONTOUR



evans + associates architecture
 11576 south 5500 east, suite 103b, arapahoe, utah 84070
 phone 801-933-9621 fax 801-933-9623

Stamp
 A New Meetinghouse for:
Cahill Ward
Saratoga Springs UT Israel Canyon Stake
 Ring Road
 Saratoga Springs, Utah

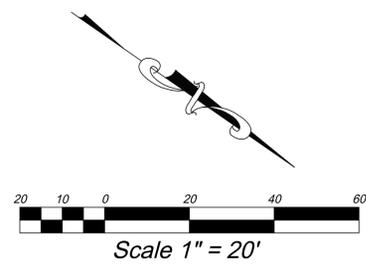
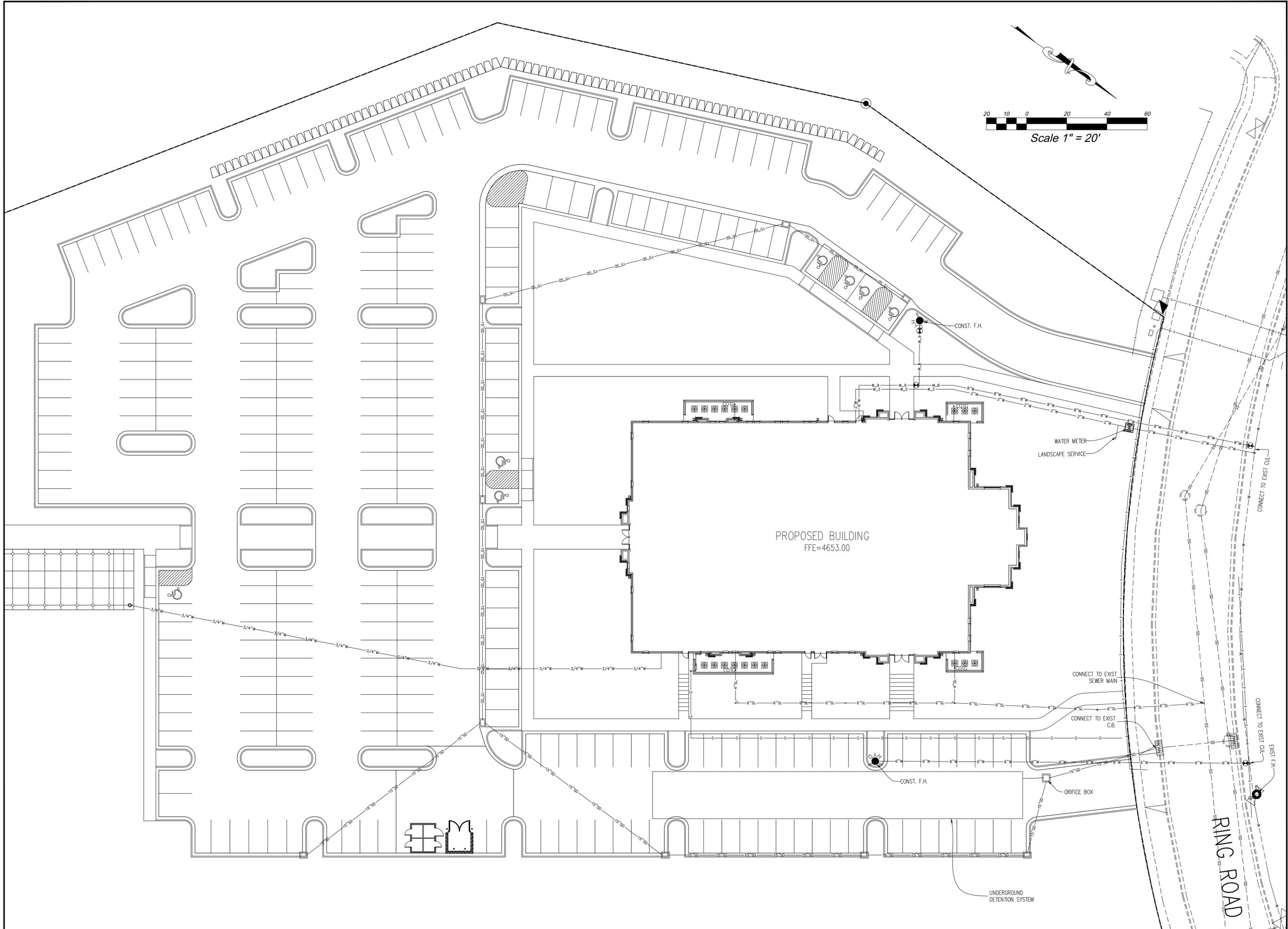
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions	Description
Mark	Date
	5/1/2015
	Concept Plan Submittal

Project Number: 14-58
 Plan Series: HET-SDS-09-05 (Style D)
 Property Number: 501-0932
 Date: April 15, 2015

Sheet Title
CONCEPT GRADING & DRAINAGE PLAN

Sheet
C201



Stamp

A New Meetinghouse for:
Cahill Ward
Saratoga Springs UT Israel Canyon Stake
 Ring Road
 Saratoga Springs, Utah

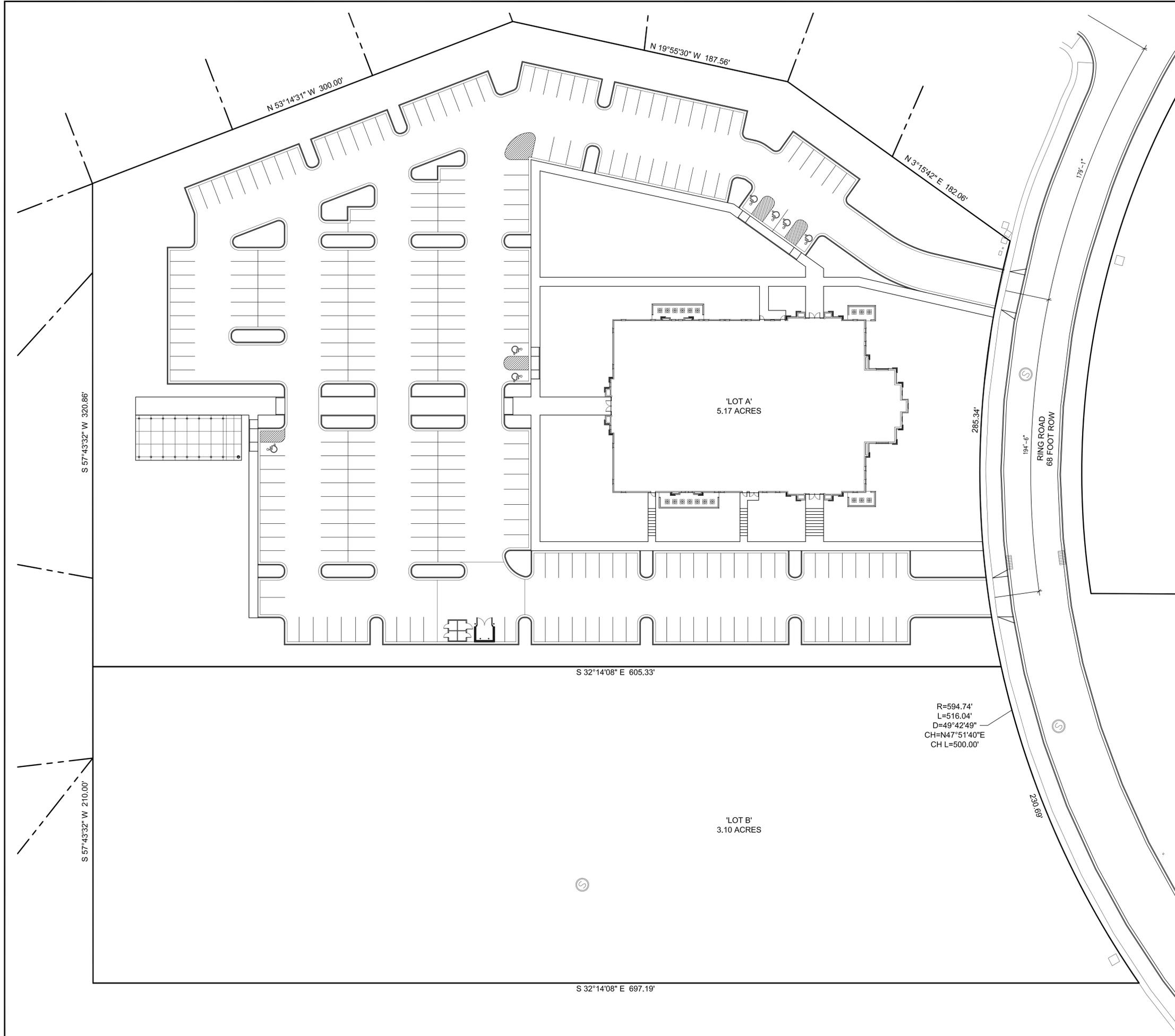
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions	Mark	Date	Description
		5/1/2015	Concept Plan Submittal

Project Number: 14-68
 Plan Series: HET-SDS-09-05 (Style D)
 Property Number: 501-0932
 Date: April 15, 2015

Sheet Title:
CONCEPT UTILITY PLAN

Sheet:
C202



- ### KEYED NOTES
- CATCH BASIN - SEE SITE GRADING AND DRAINAGE PLAN AND C5.13
 - CLEANOUT BOX - SEE SITE GRADING AND DRAINAGE PLAN AND A/C5.13 SIMILAR
 - VORTSENTRY HYDRAULIC TREATMENT SYSTEM - SEE SITE GRADING AND DRAINAGE PLAN
 - CONCRETE WALK - SEE D/C5.12
 - COMBINATION CONCRETE SIDEWALK-CURB AND GUTTER - SEE B/C5.11 AND C/C5.11
 - CONCRETE CURB AND GUTTER - SEE E/C5.11 AND F/C5.11
 - CONCRETE CURB AND GUTTER PER SARATOGA SPRINGS CITY STANDARDS
 - CLEAN OUT TO GRADE - SEE E/C5.12 AND GRADING AND DRAINAGE PLAN - PROVIDE A 1'-0" WIDE CONCRETE COLLAR AROUND CLEAN OUTS LOCATED IN ASPHALT PARKING LOT
 - ASPHALT PAVEMENT - SEE C/C5.12
 - 4" WIDE PAINTED PARKING STRIPS - TYPICAL
 - PROPERTY LINE
 - 6'-0" TALL VINYL PRIVACY FENCE WITH CONCRETE MOW STRIP - SEE J/C5.12
 - CONCRETE SIDEWALK PER SARATOGA SPRINGS CITY STANDARDS
 - TAPER CONCRETE CURB TO ASPHALT LEVEL AT DRIVE ENTRANCES - SEE F/C5.13
 - LIGHT POLE - SEE ELECTRICAL
 - YARD DRAIN - SEE D/C5.13 AND GRADING AND DRAINAGE PLAN
 - FIRE HYDRANT - SEE UTILITY PLAN
 - TRANSFORMER - SEE ELECTRICAL
 - CT CABINET - SEE ELECTRICAL
 - REDI-ROCK RETAINING WALL - SEE GRADING AND DRAINAGE PLAN AND H/C5.21
 - BICYCLE RACK WITH AN 8'-0" x 8'-0" CONCRETE PAD - SEE K/C5.12
 - DOWNSPOUT CATCH BASIN - SEE K/C5.13 AND GRADING AND DRAINAGE PLAN
 - MECHANICAL ENCLOSURE - SEE B/C5.21
 - 3'-0" TALL VINYL PRIVACY FENCE WITH CONCRETE MOW STRIP EXTEND FROM SIDEWALK TO 30'-0" FROM THE RIGHT OF WAY
 - CONCRETE DRIVE APPROACH - SEE ST-4/C5.11

- ### GENERAL NOTES
- CONCRETE RADII ARE 4'-0" UNLESS NOTED OTHERWISE
 - COORDINATE ALL SITE WORK WITH ALL OTHER CONTRACT DOCUMENTS
 - ALL APPLICABLE ELEMENTS OF THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO
 - PARKING STALLS ARE 9'-0" x 18'-0" UNLESS NOTED OTHERWISE.
 - ALL NOTED ITEMS ARE NEW UNLESS NOTED OTHERWISE.

SITE INFORMATION

	SQ. FT.	ACRES	
TOTAL PARCEL AREA - TOTAL	360,243	8.27	100%
TOTAL PARCEL AREA - LOT A	225,195	5.17	100%
TOTAL PARCEL AREA - LOT B	135,048	3.10	100%

ON SITE IMPROVEMENTS - LOT A

BUILDING AREAS	
CHAPEL	21,043
STORAGE BUILDING	190
PAVILION	1,800

IMPERVIOUS AREAS			
CONCRETE - WALKS, PADS, APRONS	17,670		
CONCRETE CURB & GUTTER (LF)	4,020		
ASPHALT	88,404		
TOTAL LANDSCAPE AREA	90,038	2.06	39.84%

TOTAL PARKING SPACES PROVIDED	
REGULAR	264 STALLS
ACCESSIBLE	5 STALLS
VAN ACCESSIBLE	2 STALLS
TOTAL SPACES PROVIDED	271 STALLS



Stamp

A New Meetinghouse for:
Cahill
Saratoga Springs UT Israel Canyon Stake
 Ring Road
 Saratoga Springs, Utah

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions	Description	Date	Mark
	Concept Plan Submittal	5/1/2015	

Project Number
14-68
 Plan Series
HET-SDS-09-05 (Style D)
 Property Number
501-0932
 Date
April 15, 2015

Sheet Title
ARCHITECTURAL SITE PLAN

Sheet
C4.11

ARCHITECTURAL SITE PLAN
 SCALE: 1" = 30'-0"

ORDINANCE NO. 15-20 (6-16-15)

AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS, UTAH, ADOPTING AMENDMENTS TO THE CITY OF SARATOGA SPRINGS' OFFICIAL ZONING MAP AND LAND USE MAP OF THE GENERAL PLAN FOR CERTAIN REAL PROPERTY TOTALING 5.17 ACRES LOCATED AT APPROXIMATELY 163 WEST RING ROAD; INSTRUCTING THE CITY STAFF TO AMEND THE CITY ZONING MAP AND LAND USE MAP OF THE GENERAL PLAN; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Utah Code Chapter 10-9a allows municipalities to amend the General Plan and the number, shape, boundaries, or area of any zoning district; and

WHEREAS, before the City Council approves any such amendments, the amendments must first be reviewed by the planning commission for its recommendation; and

WHEREAS, on May 28, 2015, the Planning Commission held a public hearing after proper notice and publication to consider proposed amendments to the City's Land Use Map contained in the General Plan as well as the City-wide zoning map and forwarded a positive recommendation with conditions; and

WHEREAS, on June 16, 2015, the City Council held a public hearing after proper notice and publication to consider the proposed amendments; and

WHEREAS, the City Council voted on the application at the June 16, 2015 meeting; and

WHEREAS, after due consideration, and after proper publication and notice, and after conducting the requisite public hearing, the City Council has determined that it is in the best interests of the residents of the City of Saratoga Springs that amendments to the Land Use Map of the General Plan and City-wide zoning map be made.

NOW THEREFORE, the City Council hereby ordains as follows:

SECTION I – ENACTMENT

The property described in Exhibit A is hereby changed from Regional Commercial to Neighborhood Commercial in the City's Zoning Map and Land Use Map of the General Plan. City Staff is hereby instructed to amend the official City Zoning Map and Land Use Map of the General Plan accordingly.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

If any ordinances, resolutions, policies, or maps of the City of Saratoga Springs heretofore adopted are inconsistent herewith they are hereby amended to comply with the

provisions hereof. If they cannot be amended to comply with the provisions hereof, they are hereby repealed.

SECTION III – EFFECTIVE DATE

This ordinance shall take effect upon its passage by a majority vote of the Saratoga Springs City Council and following notice and publication as required by the Utah Code.

SECTION IV – SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION V – PUBLIC NOTICE

The Saratoga Springs Recorder is hereby ordered, in accordance with the requirements of Utah Code § 10-3-710—711, to do as follows:

- a. deposit a copy of this ordinance in the office of the City Recorder; and
- b. publish notice as follows:
 - i. publish a short summary of this ordinance for at least one publication in a newspaper of general circulation in the City; or
 - ii. post a complete copy of this ordinance in three public places within the City.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 16th day of June, 2015.

Signed: _____
Jim Miller, Mayor

Attest: _____
Lori Yates, City Recorder

Date

VOTE

Shellie Baertsch	_____
Rebecca Call	_____
Michael McOmer	_____
Bud Poduska	_____
Stephen Willden	_____

EXHIBIT A

Legal Description:

A parcel of land located in the Southeast quarter of Section 2, Township 6 South, Range 1 West, Salt lake Base and Meridian and the Southwest quarter of Section 1, Township 6 South, Range 1 West, Salt lake Base and Meridian more particularly described as follows;

Commencing South 00°12'20" West 1303.21 feet and West 39.25 feet from the East Quarter Corner of Section 2, Township 6 South, Range 1 West, Salt Lake Base and Meridian;

thence South 57°43'32" West 320.71 feet;

thence North 53°14'31" West 300.00 feet;

thence North 19°55'30" West 187.56 feet;

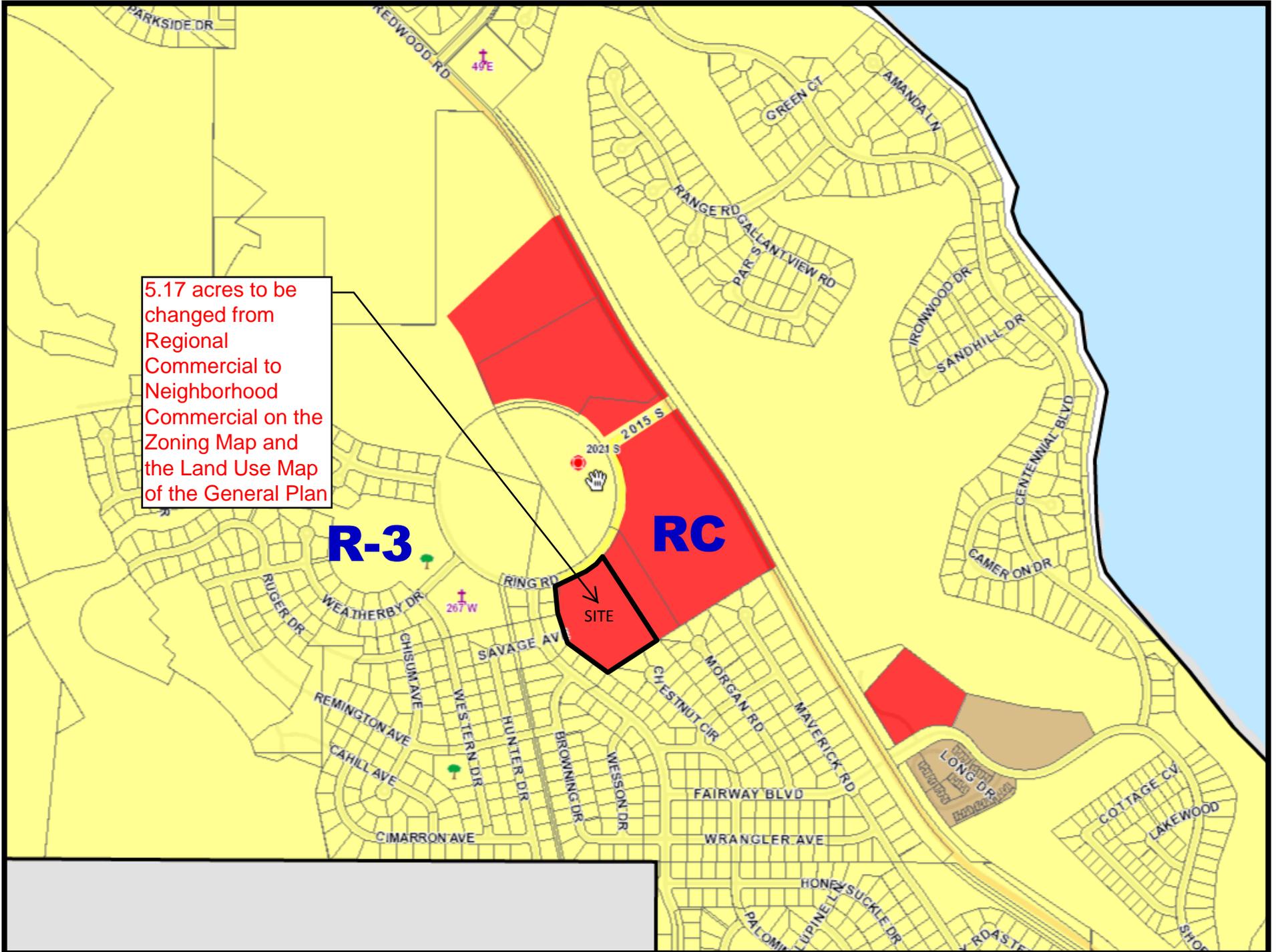
thence North 03°15'42" East 182.06 feet to a point of curvature on the South Right-of-Way line of Ring Road;

thence along the arc of a 594.74 foot radius curve to the left through a central angle of 27°29'21" (Long Chord Bears North 58°58'24" East 282.61 feet) along the South Right-of-Way line of Ring Road;

thence South 32°14'08" East 605.35 feet to the point of beginning.

Parcel contains 225,311 Sq. Ft. or 5.172 Acres.

LOCATION MAP



5.17 acres to be changed from Regional Commercial to Neighborhood Commercial on the Zoning Map and the Land Use Map of the General Plan

R-3

RC

SITE



Community Plan Amendment

Legacy Farms

Tuesday, June 16, 2015

Public Hearing

Report Date:	Tuesday, June 9, 2015
Applicant:	D.R. Horton
Owner:	D.R. Horton
Location:	SE corner intersection of Redwood and 400 south, extending to Saratoga Dr.
Major Street Access:	Redwood Road and 400 South
Parcel Number(s) & Size:	66:058:0007, 176.44 acres; 58:041:0185, 5.497 acres Total: 181.937 acres
Parcel Zoning:	Planned Community (PC)
Adjacent Zoning:	PC and Low Density Residential (R-3)
Current Use of Parcel:	Agriculture
Adjacent Uses:	Agriculture, Residential
Previous Meetings:	PC Hearing, June 11, 2015
Previous Approvals:	Annexation Agreement (2010) Rezoning to PC zone (2010) City Center District Area Plan (2010) Community Plan (2014 – PC 6/12/2014 and CC 7/1/2014) Community Plan Amendments (PC 5/12/2015 and CC 5/19/2015)
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	City Council
Author:	Kimber Gabryszak, Planning Director

A. EXECUTIVE SUMMARY

The applicants are requesting approval of an amendment to the Legacy Farms Community Plan (CP) to modify the permitted material for the shared lanes from concrete to asphalt.

The Community Plan contains the broader guidelines for the development while Village Plans provide the specifics for the various phases of development. Form Based Code was approved as part of the CP, implementing specific standards for blocks, subzones, unit layout and type, transition of density, building setbacks, architecture, roadways, open space, landscaping, lighting, and other applicable standards.

Following an extensive review process, the original CP and Village Plan 1 were approved on July 1, 2014. Several clarifying amendments were approved in May, 2015.

Staff recommends that the City Council conduct a public hearing on the proposed Amendment, take public comment, review and discuss the proposal, and choose from the options in Section G of this report. Options include approval with or without modification, denial, or continuing to another date with specific direction to the applicant on information or changes needed to make a decision.

B. BACKGROUND

The City Center District Area Plan (DAP) was approved in 2010 following annexation of just under 3000 acres into the City. As part of the annexation agreement and DAP, the 2883 acres is approved and vested for 16,000 residential units and 10,000,000 square feet of non-residential density:

Land Use Table

Type of Land Use	Quantity
Residential Housing	16,000 Units
Non-residential Area	10 million sq. ft.
Equivalent Residential Units	20,620 Units

(Note: the complete DAP can be found by visiting www.saratogaspringscity.com/planning and clicking on “Master Plans” and then “City Center District Area Plan.”)

1000 Equivalent Residential Units (ERUs) of residential density and 55 ERUs of non-residential density were approved and allocated to the Legacy Farms CP, which was approved in July 2014.

The DAP also laid a framework of planning criteria and guidelines for the planning and development of land and future projects. This framework was intended to function as a flexible set of guidelines, and included topics such as walkable districts, smart parking, livable streets, street-facing architecture, a sense of place, network connectivity, and public/community spaces. Under the DAP, Legacy Farms has been designated as the Traditional Neighborhood Place Type, which includes the goals of a “front porch” culture, favorable street connectivity, and a walkable environment with on-street parking to slow traffic.

The Planning Commission will hold a hearing on June 11, 2015; this report will be finalized prior to the Council’s meeting, a report of action with the Planning Commission’s discussion and recommendation will be provided to the Council prior to June 16th.

C. SPECIFIC REQUESTS

The applicants are requesting approval of an amendment to the approved CP to accomplish the following:

- Change the Shared Lane walkway material from concrete to asphalt.
- Other minor clarifications to the verbiage to reflect design of the street.

D. COMMUNITY REVIEW

This item was noticed as a public hearing in the *Daily Herald*; and mailed notice sent to all property owners within 300 feet. As of the date of this report, no public input has been received on the request.

E. GENERAL PLAN

The 2883 acre DAP was approved in 2010 in compliance with the General Plan and the intent of the Planned Community designation. Multi-family development was also approved as part of the DAP, and was therefore vested prior to Proposition 6, which limited some types of future multi-family housing.

The Community Plan was approved in 2014 and found by the Planning Commission and City Council to be in compliance with the DAP and General Plan; the CP includes trail connections and parks in compliance

with the related master plans. The proposal does not materially impact the original approvals, so the application is still consistent with the General Plan.

F. CODE CRITERIA

The property is zoned PC, and is subject to the standards and requirements in Section 19.26 of the Code, and its several sub-sections. During the Master Development Agreement and Community Plan approvals, the Legacy Farms project was found to be in compliance with Section 19.26. This section will only discuss the portions of Chapter 19.26 that may be affected by DR Horton’s request to change the material for the shared lanes from concrete to asphalt.

Section 19.26.06 – Guiding Standards of Community Plans

The standards for the Community Plan applicable to DR Horton’s request are below:

19.26.06(3): Development Standards. Guiding development standards shall be established in the Community Plan.

Staff finding: Up for discussion. *There are no specific standards for development in the PC zone in Section 19.26, and Legacy Farms was previously approved with a Form-based Code as guiding standards. Proposed amendment modifies the guiding standards: the amendment proposes changing the materials in the shared lanes from concrete to asphalt.*

The shared lanes are intended to create a shared transportation environment for pedestrians, bicycles, and motor vehicles, as well as a space for socialization and play, and are consistent with the DAP.

The proposal includes design elements to notify drivers that the area is dissimilar to ordinary thoroughfares, and also create a feeling of constrained space, causing drivers to use additional caution and lower speed in the area. These design elements include:

- *creating a sense of entry through raised entrances similar to driveways*
- *colored pavement design and treatment*
- *trees down the center of the lane*

19.26.05 – Adoption and Amendment of Community Plans

- a. contains sufficient standards to guide the creation of innovative design that responds to unique conditions;

Staff finding: complies. *The proposed modifications to the standards do not materially affect the previous finding that the project will create innovative design. The use of asphalt does not impact innovative design and will still ensure a high quality development by creating a unique environment leading to safe spaces by vehicles, pedestrians, and bicycles.*

- b. includes adequate provisions for utilities, services, roadway networks, and emergency vehicle access; and public safety service demands will not exceed the capacity of existing and planned systems without adequate mitigation;

Staff finding: complies. *Previously approved and no changes to the networks themselves proposed. Whichever material is utilized, the construction plans will have to meet*

minimum safety standards and be capable of bearing the weight of emergency vehicles.

G. Recommendation and Alternatives:

Staff recommends that the City Council conduct a public hearing, take public comment, review and discuss the proposed amendment, and choose from the options below.

Staff Recommended Option – Approval

“I move to **approve** the proposed amendment to the Legacy Farms Community Plan with the Findings and Conditions in the Staff Report:”

Findings

1. The application is consistent with the guiding standards in the City Center District Area Plan.
2. The application complies with the criteria in section 19.26 of the Development Code, as articulated in Section E of the Staff report, which section is incorporated by reference herein.
3. The application is consistent with the General Plan, as articulated in Section F of this report, which section is incorporated by reference herein.

Conditions:

1. All conditions of the original CP approval shall be met.
2. The amendment is recommended as attached to the Staff report as Exhibit D.
3. Any other conditions or changes as articulated by the Council: _____

_____.

Alternative 1 - Continuance

The Council may also choose to continue the item. “I move to **continue** the Community Plan amendment to another meeting on [DATE], with direction to the applicant and Staff on information and / or changes needed to render a decision, as follows:

1. _____
2. _____

Alternative 2 – Denial

The Council may also choose to deny the application. “I move to **deny** the Legacy Farms Community Plan amendment with the Findings below:

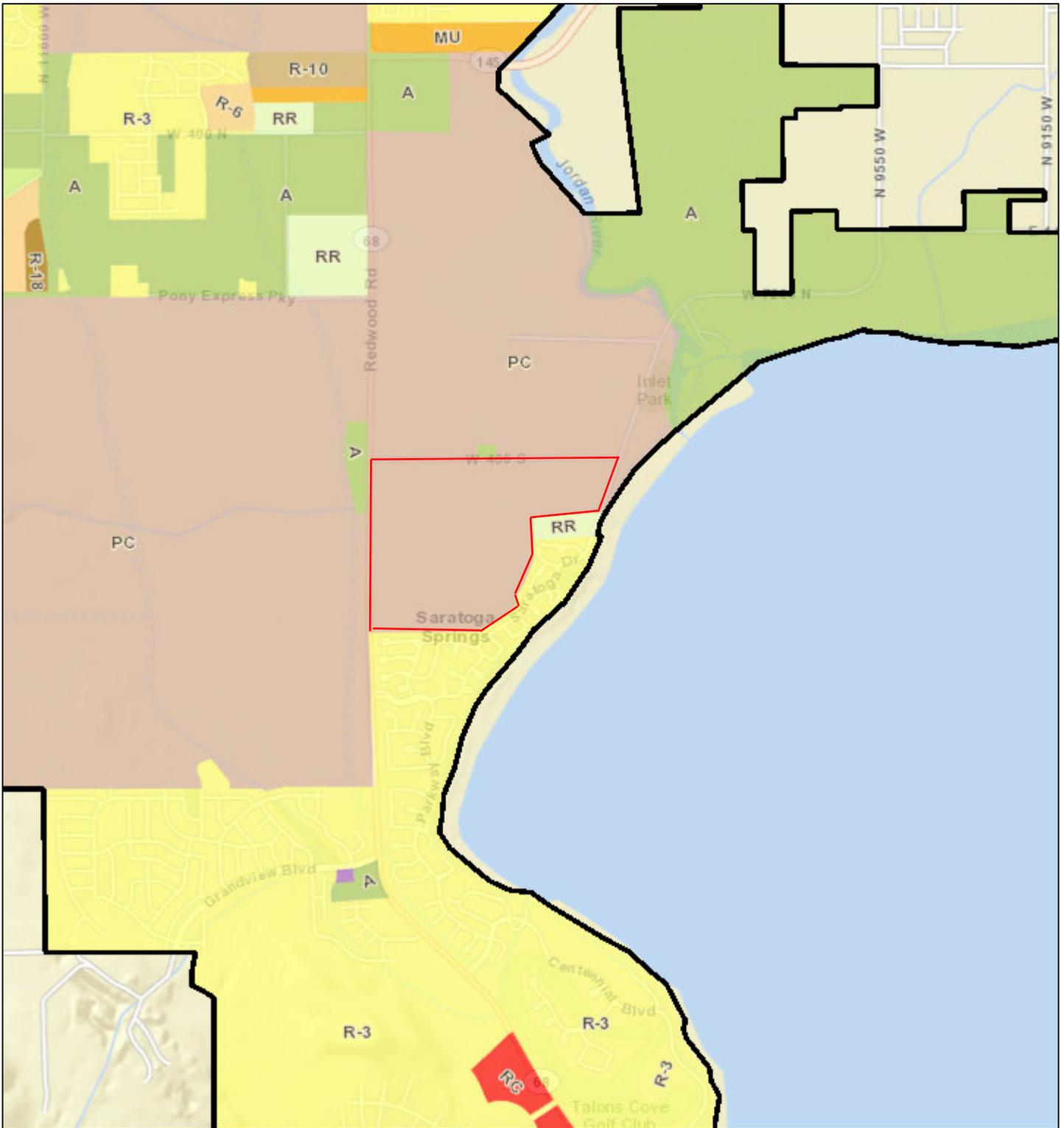
1. The amendment is not consistent with the General Plan, as articulated by the Council: _____, and/or,
2. The amendment is not consistent with the City Center District Area Plan, as articulated by the Council: _____, and/or,
3. The amendment is not consistent with Section 19.26 of the Code, as articulated by the Council: _____.

H. Exhibits:

- | | |
|--|--------------|
| A. Location & Zone Map | (page 5) |
| B. Sample: Village Plan 1 Layout (showing shared lane locations) | (page 6) |
| C. CP: Original Shared Lane Pages | (pages 7-8) |
| D. CP: Amended Shared Lane Page and Conceptual Layout | (pages 9-10) |

Zoning & Planning

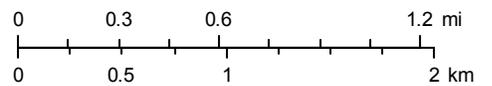
Exhibit A



February 11, 2014

 City Boundary

1:36,112

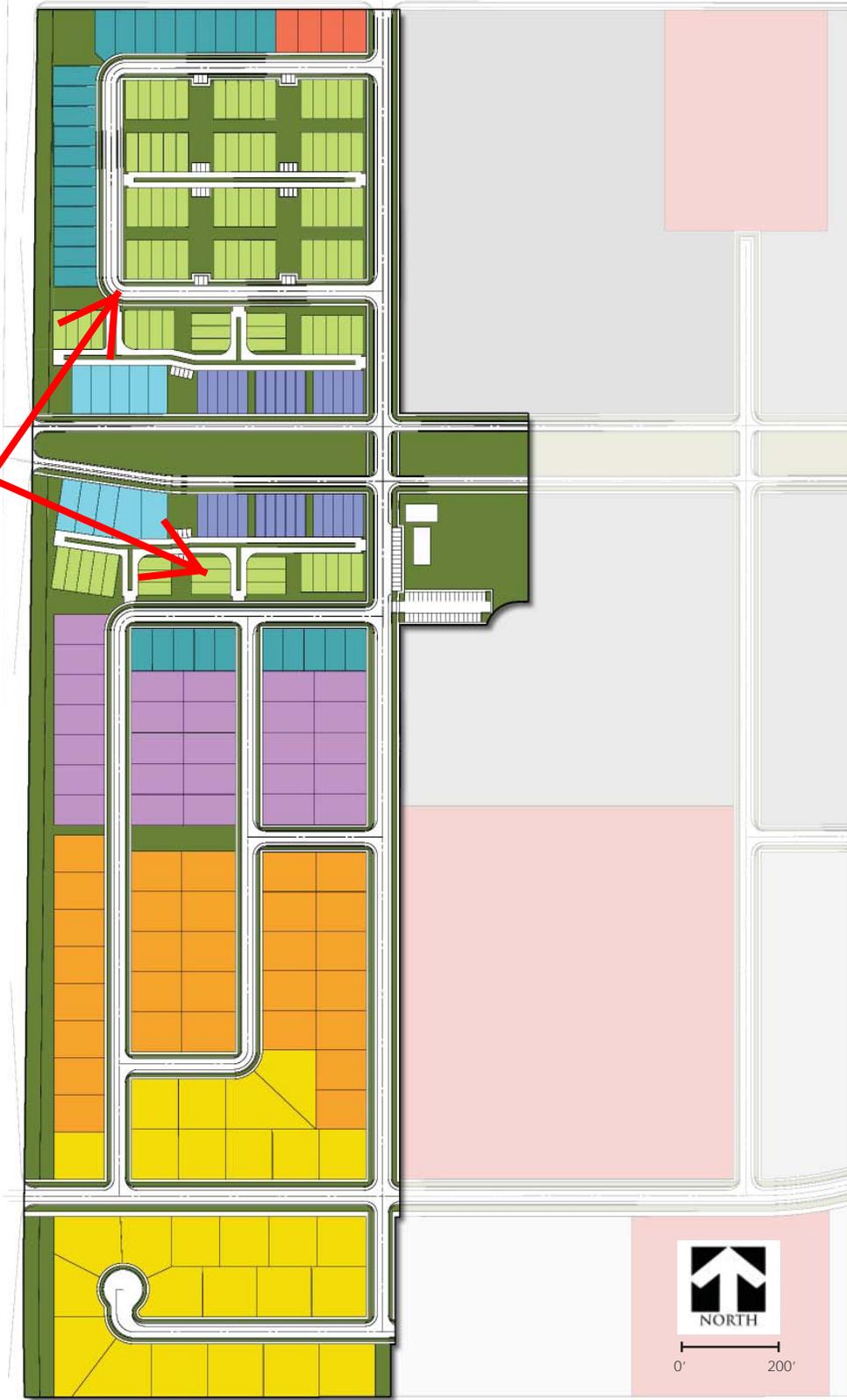


Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2013

Exhibit B
Example of shared-lane
locations, Village Plan 1

CONCEPTUAL LOTTING PLAN

- PRODUCT
- 10,000 S.F. LOTS
 - 8,000 S.F. LOTS
 - 6,000 S.F. LOTS
 - REAR-LOADED COTTAGE LOTS
 - COTTAGE LOTS
 - TWIN HOME LOTS
 - SHARED LANE TOWNHOMES
 - REAR-LOADED TOWNS

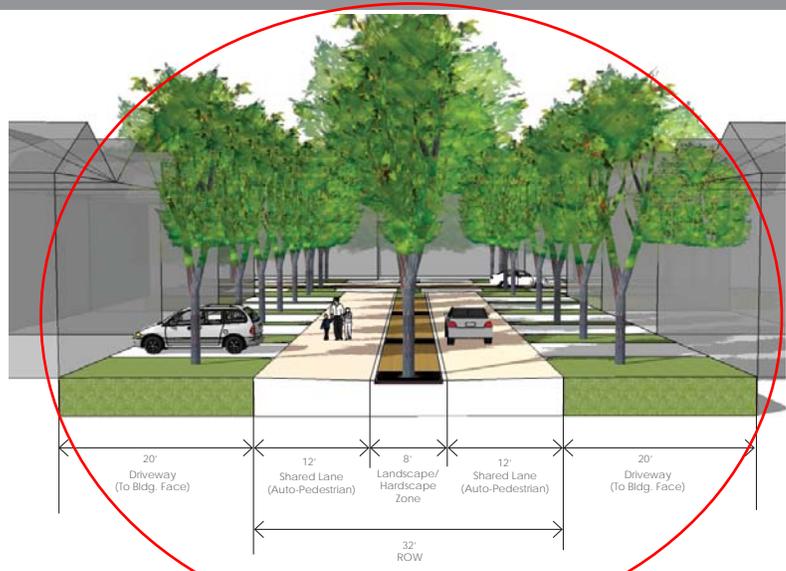


The lotting diagram on this page is conceptual in nature and subject to change. Changes in residential products must comply with the criteria established in each designated transect sub-district zone.

EXHIBIT 6

TABLE 6G - THOROUGHFARE ST-32-24 (SHARED LANE)

KEY		ST-32-24
Thoroughfare Type		
Right of Way Width		
Pavement Width		
DAP	Traditional Neighborhood	
CP	BT-3	
	BT-4	
VP	T4-SL	T4



ASSEMBLY ST-32-24			
Right-of-Way Width	32 ft	Pavement Width	24 ft
TRANSPORTATION WAY			
Direction of Travel	N/A	Parking Lane Type	None
Vehicular Lane Count (total)	2	Parking Lane Count**	N/A
Vehicular Lane Width	12 ft	Parking Lane Width	N/A
Median Width	8 ft		
PUBLIC FRONTAGE		SPECIALIZED	
Assembly Width		32 ft	
Transect Context		T4-SL, T4	
See: Table 11, Table 19, Table 15, Table 18, Table 16			
Curbing	Type Cuts	N/A	
Walkway	Type Width	Shared Lane 12 ft	
	Surface	Concrete	
Planter	Type Width	Long Tree Wells (Median) 8'W x varies	
	Surface	Ground cover Pervious Hardscape	
	Planting	Large shade tree	
Planting	Species Type	Single Rounded, vase	
	Arrangement	Opportunistic	
	Spacing	Opportunistic	
Verge	Width	N/A	
	Light Spacing	N/A	

LEGACY FARMS

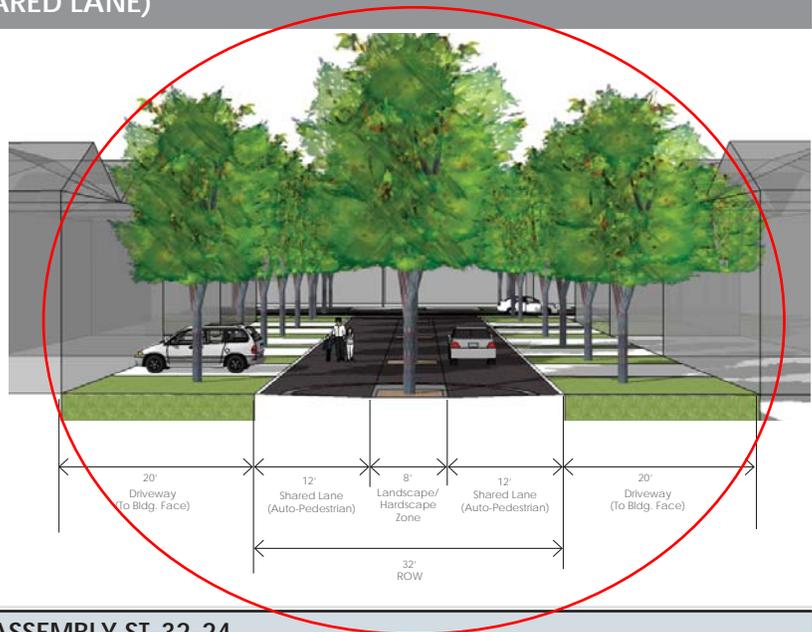
Community Plan



CONCEPTUAL SHARED LANE CONFIGURATION

TABLE 6G - THOROUGHFARE ST-32-24 (SHARED LANE)

KEY		ST-32-24	
Thoroughfare Type			
Right of Way Width			
Pavement Width			
DAP	Traditional Neighborhood		
CP			
	BT-3		
VP	BT-4		
	T4-SL T4		



ASSEMBLY ST-32-24

Right-of-Way Width	32 ft	Pavement Width	24 ft
TRANSPORTATION WAY			
Direction of Travel	N/A	Parking Lane Type	None
Vehicular Lane Count (total)	2	Parking Lane Count**	N/A
Vehicular Lane Width	12 ft	Parking Lane Width	N/A
Median Width	8 ft		
PUBLIC FRONTAGE	SPECIALIZED		
Assembly Width	32 ft		
Transect Context	T4-SL, T4		
See: Table 11, Table 19, Table 15, Table 18, Table 16			
Curbing	Type Cuts	N/A	
Walkway	Type Width	N/A	
	Surface	Asphalt	
Planter	Type Width	Tree Wells 6' x 6'	
	Surface	Ground cover Waterwise	
	Planting	Large shade tree	
Planting	Species Type	Single Rounded, vase*	
	Arrangement	Opportunistic	
	Spacing	Opportunistic	
Verge	Width	N/A	
	Light Spacing	N/A	

* Trees in the Landscape/Hardscape Zone shall be pruned up to a 14' canopy to accommodate fire apparatus access.

20' Driveways

Colored-Stamped Asphalt

Entrance trees in raised planter boxes
(6' x 6' x 2')

25' turning radius



LEGACY FARMS

REVISED SHARED LANE CONFIGURATION

DR Horton

June 3, 2015

Scale: 1" = 40'

